

## Notice of Foreclosure Sale

July 5th, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 22, 2021

Grantor: Eleven One Homes, LLC

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: Volume 292, Page 1, Cabinet C, Slide 137 of the real property records of Hunt County, Texas recorded in the real property records of Hunt County, Texas

Legal Description: BEING LOT 7 and 8, IN BLOCK 1 OF SOUTH HILLS ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME, 292, PAGE 1, CABINET C, SLIDE 137, PLAT RECORDS, HUNT COUNTY, TEXAS.  
(3812 Park Street., Greenville, TX)

Secures: Real Estate Note ("Note") in the original principal amount of \$70,000.00, executed by Eleven One Homes, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6th, 2024

Time: The sale of the Property will be held between the hours of 10:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and no later than three hours thereafter.

Place: In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that AGN, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC's rights and remedies under the Deed of Trust and section

FILED FOR RECORD  
at 11:24 o'clock P M

JUL 16 2024

BECKY LANDRUM  
County Clerk, Hunt County, Tex.

By 

9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by AGN, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**



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C.E. Williams, Esq.  
4747 W. Northwest Highway  
Ste. 120-190  
Dallas, TX 75220  
Telephone (214) 675-3800  
Telecopier (214) 615-1386

**Substitute Trustees:**

C.E. Williams or Randy Daniel or Cindy Daniel or  
Jim O'Bryant or Robert Lamont or David Garvin or  
Kelly Goddard