

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

17 JUN 17 2016 08

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.

Notice of Foreclosure Sale

1. *Property to Be Sold.* The Properties to be sold is described as follows:
("Property")

As described in the Deed of Trust, Security Agreement, Financing Statement and Assignment of Rentals dated May 17, 2016 executed by Marc Watson and Donald R. Williams, recorded under Document No. 2016-6227, Official Public Records of Hunt County, Texas, securing a Note of even date in the original amount of \$233,116.96 payable to Lakeside National Bank:

Being a 2.08 acre tract of land situated in the E.D. Lux Survey, Abstract No. 613, Hunt County, Texas, same being a portion of that tract of land conveyed to Marc Watson and Donald R. Williams, by deed recorded in Document No. 2013-2390, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows: COMMENCING at a concrete monument for corner, said corner being on the Southwest line of F.M. No. 36 (variable width right-of-way) and the Northeast corner of said Watson/Williams tract;

THENCE South 43 degrees 14 minutes 44 seconds East, along the Southwest line of said F.M. No. 36, a distance of 270.25 feet to a ½ inch iron rod set for corner, said corner being the POINT OF BEGINNING of the tract herein described;

THENCE South 43 degrees 14 minutes 44 seconds East, continuing along the Southwest line of said F.M. No. 36, a distance of 258.47 feet to a ½ inch iron rod set for corner;

THENCE South 46 degrees 45 minutes 16 seconds West, departing the Southwest line of said F.M. No. 36, a distance of 129.76 feet to a ½ inch iron rod set for corner;

THENCE West, a distance of 434.43 feet to a PK nail set for corner, said corner being in County Road No. 2512 and on the East line of that tract of land conveyed to Cheri F.

Puckett, by deed recorded in Volume 461, Page 444, Deed Records, Hunt County, Texas;

THENCE North 00 degrees 11 minutes 58 seconds West, along the East line of said

Puckett tract, a distance of 153.65 feet to a PK nail set for corner;

THENCE East, departing the East line of said Puckett tract a distance of 221.07 feet to a

½ inch iron rod set for corner;

THENCE North 46 degrees 45 minutes 16 seconds East, a distance of 180.30 feet to the POINT OF BEGINNING and containing 90,427 square feet or 2.08 acres of land.

Tract One and Tract Two as described in the Additional Security Deed of Trust dated May 17, 2016 executed by Marc Watson and Donald R. Williams, recorded under Document No. 2016-6228, Official Public Records of Hunt County, Texas, securing a Note of even date in the original amount of \$233,116.96 payable to Lakeside National Bank:

Tract One:

Being a 2.08 acre tract of land situated in the E.D. Lux Surveys, Abstract No. 613 and No. 612, Hunt County, Texas, same being a portion of that tract of land conveyed to Marc Watson and Donald R. Williams, by deed recorded in Document No. 2013-2390, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found for corner, said corner being on the Southwest line of F.M. No. 36 (variable width right-of-way), the Northeast corner of Lot 6, High Hollows V, Section C, a Subdivision in Hunt County, Texas, according to the plat thereof recorded in Cabinet F, Slide 388, Plat Records, Hunt County, Texas, and the Southeast corner of said Watson/Williams tract;

THENCE South 89 degrees 51 minutes 53 seconds West, along the North line of said Lot 6, and continuing along the most Southerly North line of Lot 11, of said Subdivision, a distance of 462.18 feet to a ½ inch iron rod set for corner;

THENCE North 00 degrees 08 minutes 07 seconds West, departing the most Southerly North line of said Lot 11, a distance of 235.19 feet to a ½ inch iron rod set for corner;

THENCE East, a distance of 64.42 feet to a ½ inch iron rod set for corner;

THENCE North 46 degrees 45 minutes 16 seconds East, a distance of 129.76 feet to a ½ inch iron rod set for corner, said corner being on the Southwest line of said F.M. No. 36;

THENCE South 43 degrees 14 minutes 44 seconds East, along the Southwest line of said F.M. No. 36, a distance of 443.41 feet to the POINT OF BEGINNING and containing 90,657 square feet or 2.08 acres of land.

Tract Two:

Being a 2.00 acre tract of land situated in the E.D. Lux Survey, Abstract No. 613, Hunt County, Texas, same being a portion of that tract of land conveyed to Marc Watson and Donald R. Williams, by deed recorded in Document No. 2013-2390, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found for corner, said corner being in an ell corner of Lot 11, High Hollows V, Section C, a Subdivision in Hunt County, Texas, according to the plat thereof recorded in Cabinet F, Slide 388, Plat Records, Hunt County, Texas, and the Southwest corner of said Watson/Williams tract;

THENCE North 00 degrees 11 minutes 58 seconds West, along the most Westerly East line of said Lot 11, continuing along the East line of that tract of land conveyed to Cheri F. Puckett, by deed recorded in Volume 461, Page 444, Deed Records, Hunt County, Texas, a distance of 236.06 feet to a PK nail set for corner in County Road No. 2512;

THENCE East, departing the East line of said Puckett tract, a distance of 370.01 feet to a ½ inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 07 seconds East, a distance of 235.19 feet to a ½ inch iron rod set for corner, said corner being on the most Southerly North line of said Lot 11;

THENCE South 89 degrees 51 minutes 53 seconds West, along the most Southerly North line of said Lot 11, a distance of 369.75 feet to the POINT OF BEGINNING and containing 87,152 square feet or 2.00 acres of land.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are as follows:
- (a) Deed of Trust, Security Agreement, Financing Statement and Assignment of Rentals dated May 17, 2016 executed by Marc Watson and Donald R. Williams, recorded under Document No. 2016-6227, Official Public Records of Hunt County, Texas, securing a Note of even date in the original amount of \$233,116.96 payable to Lakeside National Bank and secured by Tract One described herein; and
 - (b) Additional Security Deed of Trust dated May 17, 2016 executed by Marc Watson and Donald R. Williams, recorded under Document No. 2016-6228, Official Public Records of Hunt County, Texas, securing a Note of even date in the original amount of \$233,116.96 payable to Lakeside National Bank and secured by Tract One and Tract Two described herein.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: August 1, 2017

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: North steps of courthouse, including hallway area 20 feet inside north door on second floor, located at 2507 Lee Street, Greenville, Texas.

The Deeds of Trust permit Lakeside National Bank to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deeds of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Lakeside National Bank has duly appointed in writing, by an *Appointment of Substitute Trustee* dated July 10, 2017, to be filed in the Official Public Records of Hunt County, Texas, **LARRY W. GREEN or LARRY W. GREEN, JR., or their assigns, any one of them** as Substitute Trustee under the Deed of Trust.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deeds of Trust permitting Lakeside National Bank thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deeds of Trust at the time of sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deeds of Trust, but prospective bidders are reminded that by law the 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 Deeds of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deeds of Trust. Prospective bidders are strongly urged to examine the applicable Property records to determine the nature and extent of such matters, if any.

Pursuant to the Deeds of Trust, Lakeside National Bank has the right to direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deeds 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 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deeds of Trust executed by Marc Watson and Donald R. Williams.

The real Property and personal Property encumbered by the Deeds of Trust will be sold at the sale in accordance with the provisions of the Deeds of Trust and as permitted by Section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The Deeds of Trust provide that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) Note in the original principal amount of \$233,116.96, executed by Marc Watson and payable to the order of Lakeside National Bank as the Payee, and (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Marc Watson to Lakeside National Bank. Lakeside National Bank is the current holder of the Obligations and is Lakeside National Bank under the Deeds of Trust.

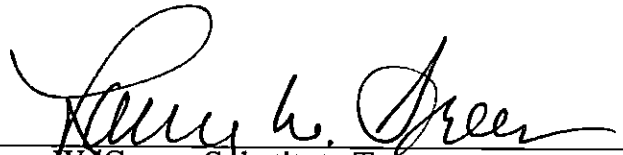
As of July 11, 2017, the unpaid principal balance, the unpaid interest and the unpaid late charges of \$241,494.16 was owed on the Note. The Note is bearing interest at the rate of \$38.54 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to Lakeside National Bank, 2805 Ridge Road, Rockwall, Texas 75032.

If you are a debtor in a bankruptcy proceeding subject to the provisions of the United States Bankruptcy Code (Title 11 of the United States Code) you should promptly notify the Trustee and Lakeside National Bank at the addresses set forth in this Notice. If you provide the Trustee with the Bankruptcy Case Number, no further action will be taken to enforce the lien described in this Notice. In addition, all of Beneficiary's claims, demands, and accruals regarding the Obligations as defined in this Notice, whenever made, and whether for principal, interest, or otherwise, are intended to comply in all respects, both independently and collectively, with all applicable usury laws, and are accordingly limited so that all applicable usury laws are not violated.

7. *Default and Request to Act.* Default has occurred under the Deeds of Trust, and Lakeside National Bank has requested me, as Trustee, to conduct this sale. Notice is given that before the sale Lakeside National Bank may appoint another person substitute Trustee to conduct the sale.

Dated: July 11, 2017.



Larry W. Green, Substitute Trustee
Pemberton, Green, Newcomb & Weis
2507 Washington Street
Greenville, Texas 75401
(903) 455-1876
(903) 455-1710 (facsimile)