

FILE FOR RECORD
JENNIFER L. HUNTER, CLERK
HUNT COUNTY, TEXAS
17 OCT 11 AM 5:15
DEEDS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on December 4, 2012, Halesia Burton and Tracy Evans, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of **\$18,000 (Eighteen Thousand Dollars)**, said Deed of Trust being filed for record on January 23, 1913 as document #2013-812, of the Hunt County Clerks Records.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Stevens and Tull Opportunity Fund II, LP, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 7, 2017 beginning at 10:00 o'clock am, or not later than 1:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Hunt County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Hunt County, Texas, which real property is described as follows:

All that certain lot, tract or parcel of land situated in the County of Hunt, City of Greenville, Texas, and being a part of the John Gillespie Survey and more particularly described as follows:

BEING on the East side of Sayle Street on a part of what is known on the A.D.Duck's Map of the City of Greenville, as lot 6 in Block 237 and

BEGINNING at the Northwest corner of a lot deeded by B.D. Moore and wife to F.E. Mason, February 7, 1924 and shown in Volume 285, Page 588, deed Records of Hunt County, Texas;

THENCE South 58 ½ feet to the Northwest corner of a lot deeded by F.E. Mason to Pruitt;

THENCE East 150 feet more or less to a stake;

THENCE North 58 ½ feet to a stake;

THENCE West 150 feet more or less to the place of beginning and being the same land described in a deed executed by Alfred R. Fox and wife, Willie E. Fox to Fred Giles and wife, Wyvonne Giles, dated July 20, 1953, recorded in Volume 533, Page 70, Deed Records of Hunt County, Texas.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

IN WITNESS HEREOF, this instrument has been executed to be effective October 1, 2017.

Property Address: 2803 Sayle, Greenville, Hunt County, TX 75401

Substitute Trustee, Linda Booker

Linda Booker, P.O. Box 301193, Austin, TX 78703