

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

Notice of Foreclosure Sale

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BY: *[Signature]*
REPUT

1. *Property to Be Sold.* The property to be sold is described as follows:

Being a lot, tract or parcel of land situated in Hunt County, Texas, and being a part of the McKinney and Williams Survey, Abstract No. 764, and being a 2.000 acre tract of land out of a called 85 acre tract of land described as Second Tract in a Warranty Deed with Vendor's Lien from Ewell F. Tribble to Harris B. Hollingsworth, recorded in Volume 794 as Page 217 Hunt County Deed Records and being more particularly described as follows:

BEGINNING at an iron rod set for corner on the northwest right-of-way line of F.M No. 118, said corner bears S 35°09'00" W a distance of 1031.60 feet from the northeast corner of the 85 acre tract of land described as Second Tract a iron rod found;
THENCE N 54°51'00" W a distance of 609.23 feet to an iron rod set for corner;
THENCE N 35°09'00" W a distance of 143.00 feet to an iron rod set for corner;
THENCE S 54°51'00" E a distance of 609.23 feet to return to the PLACE OF BEGINNING and CONTAINING 2.000 acres of land; and more commonly known as 4500 FM 118, Greenville, TX 75401.

2. *Instruments to be Foreclosed:*

Deed of Trust and Home Equity Compliance Certificate and Agreement dated February 15, 2016, in the original principal amount of \$38,000.00 recorded in Document Nos. 2016-4982 & 2016-4983, Real Property Records Hunt County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof.

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

Date: Tuesday, March 6, 2018

Time: The sale will begin no earlier than 10:00 a.m. The sale will be completed by no later than 4:00 p.m.

Place: Hunt County Courthouse in Greenville, Texas, at the following location:
2507 Lee Street, Greenville, Texas 75401

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed 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.

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 deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed 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 deed 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 deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed 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 deed of trust, the beneficiary 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 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 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 deed of trust and security agreement executed by Chad Lee Tanner and Paula Michele Tanner.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the Lien note in the original principal amount of \$38,000.00,


executed by Chad Lee Tanner and Paula Michele Tanner, and payable to the order of Wendell R. Crom and Rosilyn H. Crom, the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of February 28, 2018, there was owed \$30,791.61 on the note, being principal, interest, and late fees.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Wendell R. Crom and Rosilyn H. Crom at 4035 Western Circle, Greenville, TX 75401.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: February 6, 2018



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