

NOTICE OF SUBSTITUTE TRUSTEE SALE

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.

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

All that certain lot, tract or parcel of land situated in the Martin Morgan Heirs Survey, Abstract No. 6488, Hunt County, Texas, being 30.82 acres of land, more fully described in Exhibit "A" attached hereto and made a part hereof.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded on April 15, 2013, document number 2013-4557 of the Official Public Records of Hunt County, Texas.

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

Date: August 7, 2018

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 4:00 p.m.

Place: Hunt County Courthouse in Greenville, Texas, at the following location:

2507 Lee Street, Greenville, Hunt County, Texas.

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 refiled 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 first to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees, then to all sums secured by the security instrument, then to any person or persons legally entitled to any excess.

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 non-judicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Roger Baham.

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 indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the note in the original principal amount of \$110,434.00, executed by Roger Baham and payable to George Warren, Sr. George Warren, Sr., individually, is the current owner and holder of the Obligations and is the beneficiary/payee under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute 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: July 16, 2018.



Markus A. Goll, Substitute Trustee
2608 Stonewall Street
P.O. Box 1353
Greenville, Texas 75403
Telephone (903) 454-0044
Facsimile (903) 454-1514

STATE OF TEXAS)
COUNTY OF HUNT)

This instrument was acknowledged before me on July 16, 2018, by Markus A. Goll.



Kimber Paterson

Notary Public, State of Texas

Exhibit "A"

All that certain lot, tract or parcel of land situated in the Martin Morgan Heirs Survey, Abstract No. 648, Hunt County, Texas, and being part of that tract of land described in a Deed from the Lillie Mae Pickle Trust to George W. Warren, et ux, as recorded in Volume 150, Page 653 of the Real Property Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a fence corner post found for corner at the Northeast corner of the above cited Subject Tract, said point also being the most Southerly Southeast corner of that tract of land described in a Deed from Raymond A. Marshal to Russell marshal as recorded in Volume 911, Page 336 of the Official Public Records of Hunt County, Texas;

THENCE S. 01 deg. 57 min. 50 sec. W. with the East line of said Subject Tract and along a fence a distance of 1310.95 feet to an 8" fence corner post found for corner at the Southeast corner of said Subject Tract, from which a 1/2" iron rod with cap stamped "OWENS" found bears S. 03 deg. 01 min. 35 sec. E. a distance of 15.42 feet;

THENCE N. 88 deg. 54 min. 50 sec. W. with the South line of said Subject Tract a distance of 882.10 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner;

THENCE N. 02 deg. 08 min. 47 sec. E. a distance of 407.81 feet to a 1/2" iron rod set for corner;

THENCE N. 87 deg. 51 min. 13 sec. W., passing a 1/2" iron rod set for witness at a distance of 302.15 feet, and continuing for a total distance of 318.15 feet to a point for corner in the center of County Road No. 1054;

THENCE N. 02 deg. 08 min. 47 sec. E. along the center of County Road No. 1054 a distance of 175.00 feet to a point for corner;

THENCE S. 87 deg. 51 min. 13 sec. E., passing a 1/2" iron rod set for witness at a distance of 16.00 feet, and continuing for a total distance of 417.42 feet to a 1/2" iron rod set for corner;

THENCE N. 02 deg. 08 min. 47 sec. E. a distance of 208.71 feet to a 1/2" iron rod set for corner;

THENCE N. 87 deg. 51 min. 13 sec. W., passing a 1/2" iron rod set for witness at a distance of 401.42 feet, and continuing for a total distance of 417.42 feet to a point for corner in the center of County Road No. 1054;

THENCE N. 02 deg. 08 min. 47 sec. E. along the center of County Road No. 1054 a distance of 452.53 feet to a point for corner;

THENCE S. 89 deg. 26 min. 41 sec. E., passing a 1/2" iron rod set for witness at a distance of 17.00 feet, and continuing for a total distance of 70.00 feet to a 1/2" iron rod set for corner;

THENCE N. 02 deg. 08 min. 47 sec. E. a distance of 50.00 feet to a 1/2" iron rod set for corner in the North line of said Subject Tract, said point also being in the most Westerly South line of said Marshal tract;

THENCE S. 89 deg. 26 min. 41 sec. E. with the North line of said Subject Tract and the most Westerly South line of said Marshal tract a distance of 1126.38 feet to the POINT OF BEGINNING and containing 30.82 acres of land.

FILED FOR RECORD
at 10:57 o'clock 8 M

JUL 16 2018

JENNIFER LINDENZWEIG
County Clerk, Hunt County, Tex.

By CB