

**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**

STATE OF TEXAS            )  
  )  
COUNTY OF HUNT         )        KNOW ALL PERSONS BY THESE PRESENTS THAT:

Notice is hereby given of a public, nonjudicial foreclosure sale.

1.     Property to be Sold. The property to be sold is described in Exhibit "A" attached hereto, incorporated herein and made a part hereof; together with all improvements, fixtures, and appurtenances thereto. The conveyance will be made subject to any exceptions referenced in the Deeds of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

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

Date: January 5, 2021.

Time: Between the hours of 10:00 a.m. and 4:00 p.m., Central Standard Time. The sale shall commence at a time no earlier than 10:00 a.m. Central Standard Time or within three hours thereafter.

Place: In the area designated by the Commissioner's Court, Hunt County Courthouse, 2507 Lee Street, Greenville, Texas 75401, or if there is no such designation, at the place where the Notice of Trustee's Sale is posted, Hunt County, Greenville, Texas.

If the beneficiary ("Beneficiary") elects to postpone or withdraw or reschedule the foreclosure sale for another day, the trustee under the Deeds of Trust need not appear at the date, time, and place of the scheduled sale to announce such 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*. Such reposting or refiling may be after the date originally scheduled for said foreclosure sale.

3.     Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day of sale for the Property being sold.

20 DEC -7 PM 3:31

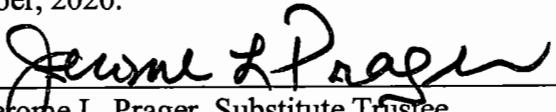
FILE FOR RECORD  
JENNIFER LINDENWALD  
COUNTY CLERK HUNT CO. TX

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by Deeds of Trust executed by Greenville 67, L.P., a Texas limited partnership ("Debtor") and described as set forth on the attached Schedule "A".

5. Notes Secured. The Deeds of Trust provide that each secures the payment of a promissory note (the "Notes") described as set forth on the attached Schedule "A", each Note executed by Debtor and payable to the order of Sandra R. Cohen, the current owner and holder of said Notes and is the Beneficiary under the Deed of Trust. As of November 30, 2020, there was owed on the Notes the principal balances and accrued interest as set forth on said Schedule "A".

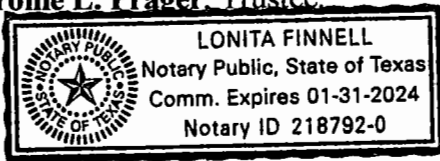
6. Default and Request to Act. The Notes have matured and Debtor has failed and refused to pay the amount owed. Default has occurred under the Deeds of Trust. The Beneficiary has requested the undersigned, as Substitute Trustee, to conduct said foreclosure sale. Notice is hereby given that prior to the foreclosure sale, Beneficiary may appoint another person as a substitute trustee to conduct said foreclosure sale.

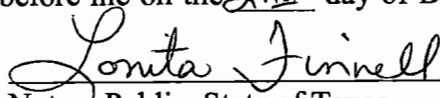
Executed this the 2<sup>nd</sup> day of December, 2020.

  
\_\_\_\_\_  
Jerome L. Prager, Substitute Trustee  
14911 Quorum Drive, Suite 320  
Dallas, Texas 75254-1482  
(972) 661-9211

STATE OF TEXAS            )  
  )  
COUNTY OF DALLAS        )

This instrument was acknowledged before me on the 2<sup>nd</sup> day of December, 2020, by **Jerome L. Prager, Trustee.**



  
\_\_\_\_\_  
Notary Public, State of Texas

This instrument was posted at the Hunt County Courthouse, Greenville, Texas on December \_\_\_\_, 2020, at \_\_\_\_\_.m.

\_\_\_\_\_  
\_\_\_\_\_

Exhibit "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SARAH HAMILTON SURVEY, ABSTRACT NO. 479, AND BEING ALL THAT CERTAIN CALLED 66.968 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CAYENNE DEVELOPMENT, L.L.C. RECORDED IN VOLUME 1546, PAGE 520, OF THE OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A ½ INCH IRON ROD BEARS NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.0 FEET SAID POINT AT THE SOUTHWESTERLY CORNER OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING THE NORTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CEDARS JOINT VENTURE RECORDED IN VOLUME 1417, PAGE 178, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, SAME ALSO BEING IN THE EASTERLY LINE OF DENT ROAD (A 70' RIGHT OF WAY);

THENCE: NORTH 00 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 924.77 FEET (DEED= NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, 924.99 FEET) ALONG THE WESTERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING THE EASTERLY LINE OF SAID ROAD TO ½ INCH IRON ROD FOUND FOR CORNER, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17 DEGREES 45 MINUTES 26 SECONDS WITH A RADIUS OF 735.02 FEET AND A CHORD WHICH BEARS NORTH 08 DEGREES 58 MINUTES 48 SECONDS WEST FOR 226.89 FEET;

THENCE: ALONG SAID CURVE AN ARC LENGTH OF 227.80 FEET TO A ½ INCH IRON ROD AT THE END OF SAID CURVE;

THENCE: NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, A DISTANCE OF 217.26 FEET (DEED=NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, 217.38 FEET) ALONG THE SAID WESTERLY LINE TO A ½ INCH IRON ROD FOUND FOR CORNER AT THE NORTHWESTERLY CORNER OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING IN THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JACKSON'S RUN, PHASE ONE, RECORDED IN CABINET F, SLIDE 139, PLAT RECORDS, HUNT COUNTY, TEXAS, SAME ALSO BEING IN THE EASTERLY LINE OF SAID ROAD;

THENCE: NORTH 89 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 1567.20 FEET (DEED=NORTH 89 DEGREES 35 MINUTES 04 SECONDS EAST, 1567.19 FEET) ALONG THE NORTHERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING THE SOUTHERLY LINE OF SAID JACKSON'S RUN PHASE ONE, TO A ½ INCH IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C., SAME BEING THE SOUTHEASTERLY CORNER OF SAID JACKSON'S RUN ADDITION, SAME ALSO BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A

DEED TO MARVIN ROBINSON RECORDED IN VOLUME 601, PAGE 456, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE: NORTH 89 DEGREES 52 MINUTES 24 SECONDS EAST, A DISTANCE OF 596.84 FEET (DEED=NORTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 596.80 FEET) ALONG THE NORTHERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING THE SOUTHERLY LINE OF SAID ROBINSON TRACT TO A ½ INCH IRON ROD FOUND FOR CORNER AT THE NORTHEASTERLY CORNER OF SAID TRACT, AND IN THE NORTHERLY LINE OF A CALLED 95.086 ACRE TRACT OF LAND DESCRIBED IN A DEED TO L.H. DANIEL RECORDED IN VOLUME 947, PAGE 69, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE: SOUTH 00 DEGREES 00 MINUTES 56 SECONDS EAST, A DISTANCE OF 1364.95 FEET (DEED=SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, 1364.40 FEET) ALONG THE EASTERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT TO A ½ INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEASTERLY CORNER OF SAID TRACT, SAME ALSO BEING IN THE NORTHERLY LINE OF A TRACT DESCRIBED IN A DEED TO CEDARS JOINT VENTURE RECORDED IN VOLUME 1403, PAGE 499, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE: SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID CAYENNE DEVELOPMENT, L.L.C. TRACT, SAME BEING THE NORTHERLY LINE OF SAID CEDARS JOINT VENTURE TRACT AND THE NORTH LINE OF THE CEDARS SECTION IV, AN ADDITION TO THE CITY OF GREENVILLE AS RECORDED IN CABINET F, SLIDE 202, OFFICIAL PLAT RECORDS OF HUNT COUNTY, TEXAS, A DISTANCE OF 2125.08 FEET TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 66.976 ACRES (2,917,514 SQ. FT.), more or less.

## **SCHEDULE "A"**

1. Deed of Trust dated 05/30/2015, filed 06/09/2015, executed by Greenville 67, L.P. securing a promissory note payable to Sandra R. Cohen, with Steven L. Skov as Trustee, in the amount of \$200,000.00, recorded in Document Number 2015-6724, Official Public Records, Hunt County, Texas. The current unpaid principal balance is \$200,000.00 and the unpaid accrued interest as of November 30, 2020 is \$54,147.95, for a total indebtedness of \$254,147.95.
2. Deed of Trust dated 04/28/2017, filed 05/01/2017, executed by Greenville 67, L.P. securing a promissory note payable to Sandra R. Cohen, with Steven L. Skov as Trustee, in the amount of \$90,000.00, recorded in Document Number 2017-5694, Official Public Records, Hunt County, Texas.
3. Deed of Trust Modification Agreement dated 07/31/2018, filed 08/17/2018, by and between Greenville 67 LP and Sandra R. Cohen, recorded in Document Number 2018-12519, Official Public Records, Hunt County, Texas, increasing the amount of said promissory note to \$195,801.08.
4. Second Modification Agreement dated 07/31/2019, filed 09/13/2019, by and between Greenville 67 LP and Sandra R. Cohen, recorded in Document Number 2019-13516, Official Public Records, Hunt County, Texas, extending the maturity date of said promissory note to July 31, 2020, and adding accrued interest of \$29,370.15 to the unpaid principal balance, including prior accrued interest of \$39,370.15 as of July 31, 2019, and an extension fee of \$10,000.00, resulting in the unpaid principal balance of \$235,171.23, plus accrued interest of \$56,479.75 as of November 30, 2020 for a total indebtedness of \$291,650.98.
5. Deed of Trust dated 05/30/2019, filed 06/21/2019, executed by Greenville 67, L.P. securing a promissory note payable to Sandra R. Cohen, with Steven L. Skov as Trustee, in the amount of \$40,000.00, recorded in Document Number 2019-8542, Official Public Records, Hunt County, Texas. The current unpaid principal balance is \$40,000.00 and the unpaid accrued interest as of November 30, 2020 is \$10,829.59, for a total indebtedness of \$50,829.59.