


FILE FOR RECORD  
JENNIFER LINDENZWEIG  
DEPUTY CLERK OF COUNTY

21 APR 13 AM 9:37

BY:   
DEPUTY

**Notice of Foreclosure Sale**

April 13, 2021

Deed of Trust ("Deed of Trust"):

Dated: February 9, 2009

Grantor: Top Gun Properties GP, LLC

Substitute Trustee: Dorsett Johnson & Swift LLP

Lender: Top Gun Properties GP, LLC

Recorded in: Instrument No. 491-881195 of the real property records of Hunt County, Texas.

Legal Description: All that certain lot, tract or parcel of land situated in Hunt Count, Texas and being known as Lots 17 and 18 of Hillcrest Addition, an addition to Hunt County, Texas as recorded in Volume 400, Page 272 of the Plat Records of Hunt County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of Lot 18, said point also being the Northwest corner of Lot 19 and being in the East line of Post Oak Road;

THENCE N. 00 deg. 32 min. 13 sec. E. with the East line of said Road, a distance of 120.00 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc" set for corner at the Northwest corner of Lot 17, said point also being the Southwest corner of Lot 16;

THENCE S 89 deg. 45 min. 58 sec. E. with the common line between Lots 16 and 17, a Distance of 142.68 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc" set for At the Northeast corner of Lot 17, said point also being the Southeast corner of Lot 16;

THENCE S 02 deg. 20 min 31 sec. W, with the East line of Lot 17 and the East line of Lot 18, a distance of 120.07 feet to a 1/2" iron pipe found for corner at the Southeast Corner of Lot 18, said point also being the Northeast corner of Lot 19;

THENCE N. 89 deg. 44 min. 17 sec. W with the common line between Lot 18 and 19 a Distance of 138.80 feet to the POINT OF

BEGINNING AND containing 0.388 acres of land.

Secures: Promissory Note ("Note") in the original principal amount of \$269,823.60 executed by Steve Walker and Laura Walker ("Borrowers") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 4, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 AM and not later than three hours thereafter.

Place: Hunt County Courthouse  
Address Front Steps  
2507 Lee St.  
Greenville, Texas 75401

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Top Gun Properties GP, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Top Gun Properties GP, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Top Gun Properties GP, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Top Gun Properties GP, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has

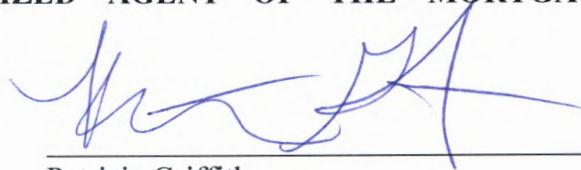
been released of public record from the lien and/or security interest of the Deed of Trust by Top Gun Properties GP, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

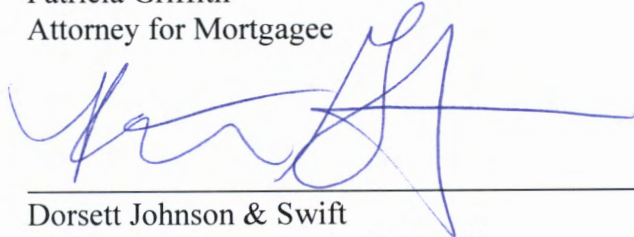
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Patricia Griffith  
Attorney for Mortgagee



Dorsett Johnson & Swift  
407 Throckmorton Street, Suite 500  
Fort Worth, Texas 76102  
Telephone (817) 900-8202  
Telecopier (817) 882-8526