

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK
HUNT COUNTY TEXAS

NOTICE OF FORECLOSURE SALE

April 12, 2021

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DEPUTY 

Deed of Trust ("Deed of Trust"):

Date: December 20, 2017

Grantor: Michael W. McCord and Julie A. McCord

Trustee: Larry W. Green

Lender: Newman Legacy, LLC

Recorded in: Instrument No. 2017-17673, in the Official Public Records of Hunt County, Texas.

Legal

Description: A 15.00 acre tract of land in the Isaac Smithers Survey, Abstract No.964, Hunt County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes for property description.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$117,000.00, executed by Michael W. McCord and Julie A. McCord ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in this Notice, and all rights and appurtenances thereto.

Substitute Trustee: Susan Satterwhite

Substitute Trustee's Address: 1509 Summer Lee Drive, Rockwall, Texas 75032; (972) 771-1162

Foreclosure Sale:

Date: 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 a.m. and not later than three hours thereafter.

Place: at the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas 75401, in the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or, the base of the North steps outside of the Courthouse in the event the Courthouse is closed on the first Tuesday of the month, or as designated by the County Commissioners.

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, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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.

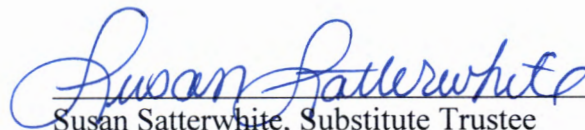
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. 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.



Susan Satterwhite, Substitute Trustee
1509 Summer Lee Drive
Rockwall, Texas 75032
(972) 771-1162

EXHIBIT A

Being a 15.00 acre tract of land situated in the Isaac Smithers Survey, Abstract No. 964, Hunt County, Texas, same being a portion of a called 35.215 acre tract of land conveyed to Cleo Hawley and Robin Hawley, by deed recorded in Volume 1292, Page 656, Official Public Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in County Road No. 4115 (public right-of-way), the Northeast corner of said 35.215 acres, and the Northwest corner of a called 37.297 acre tract of land conveyed to Sandra Manhan, by deed recorded in Instrument No. 2015-15189, Official Public Records, Hunt County, Texas;

THENCE South 00 degrees 20 minutes 43 seconds East, along the East line of said 35.215 acres and the West line of said 37.297 acres, a distance of 1355.52 feet to a 1/2 Inch iron rod set, stamped "BY-LINE", for corner, from which a 1/2 inch iron rod found, stamped "OWENS", for the Southeast corner of said 35.215 acres bears South 00 degrees 20 minutes 43 seconds East, a distance of 1224.38 feet;

THENCE North 50 degrees 27 minutes 41 seconds West, departing the East line of said 35.215 acres, a distance of 773.89 feet to a 1/2 inch iron rod set, stamped "BY-LINE", in said County Road No. 4115 for corner, from which a 3/8 inch iron rod found for witness bears South 00 degrees 00 minutes 19 seconds West, a distance of 195.73 feet;

THENCE North 00 degrees 00 minutes 19 seconds East, along said County Road No. 4115, a distance of 852.31 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said 35.215 acres;

THENCE North 88 degrees 58 minutes 32 seconds East, along the North line of said 35.215 acres and said County Road No. 4115, a distance of 588.67 feet to the POINT OF BEGINNING and containing 15.00 acres of land.