

22 APR 11 AM 8:07

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR, IF MARRIED, 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.

Date: April 8, 2022

Security Document - Deed of Trust

Dated: December 30, 2021
Borrower: Khaf Homes, LLC
Trustee: Andrew D. Thomas
Lender: Gary L. Steinbring
Recorded in: Hunt County Clerk's Official Public Records on January 11, 2022 as Document no. 2022-00754
Property: Tracts 1-7 and 9 situated in the City of Wolfe City, Hunt County, Texas, as described more particularly in the attached Exhibit A
Secures: December 30, 2021 Promissory Note (the "Note") in the original principal amount of \$150,000.00, executed by Khaf Homes, LLC and payable to the order of Gary L. Steinbring, including without limitation any and all extensions and renewals thereof

Alternate/Substitute

Trustees:	Gregory W. Ginn 1255 W. 15 th St., Suite 135 Plano, Texas 75075 (469) 429-4229	Anthony A. Petrocchi 5127 Spyglass Drive Dallas, Texas 75287 (214) 797-2049
-----------	--	--

Foreclosure Sale:

Date: Tuesday, May 3, 2022
Time: 10:00 a.m., local time or no later than three hours after that time.
Place: The Hunt County Courthouse located at 2507 Lee Street, Greenville, Hunt County, Texas 75401, in the common area at the base of the Central stairway

on the second 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.

Sale Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Gary L. Steinbring'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, Gary L. Steinbring, the holder of the Note and Deed of Trust, has requested that the Substitute Trustee sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Gary L. Steinbring's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Gary L. Steinbring's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code. Real Time Resolutions, Inc.'s address is as set forth above.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits Real Time Resolutions, Inc. to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

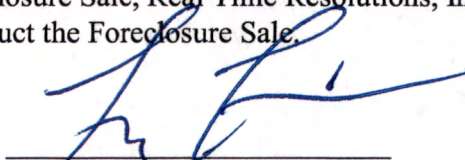
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. 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. 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 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 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 the Substitute Trustee.

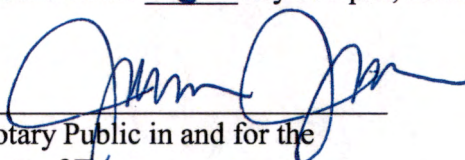
Notice is given that before the Foreclosure Sale, Real Time Resolutions, Inc. may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.



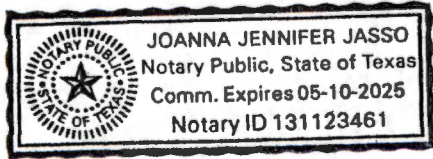
Gregory W. Ginn
Alternate/Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This document was acknowledged before me on the 8th day of April, 2022, by Gregory W. Ginn.



Notary Public in and for the
State of Texas



TRACT ONE:

Being Lots 7-12, Block 23 of Map of Wolfe City, an addition to the City of Wolfe City, Hunt County, Texas, according to the plat thereof recorded in Cabinet D, Page 21 of the Plat Records of Hunt County, Texas.

TRACT TWO:

SITUATED in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Ulrich Blue Survey, Abstract No. 120, and being all of Lots 3 & 4, Block 23 of Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of Lee Street marking the southeast corner of Lot 4, the southeast corner of said premises, and the northeast corner of Lot 5, Block 23 of said addition;

THENCE with the south line of Lot 4, the south line of said premises, and the north line of said Lot 5, North 89°06'07" West, 140.00 feet to a 1/2-inch iron rod found in the east line of a 20' alley marking the southwest corner of Lot 4, the southwest corner of said premises, and the northwest corner of said Lot 5;

THENCE with the east line of said alley, the west line of said premises, partway with the west line of Lot 4 and partway with the west line of Lot 3, North 00°48'30" East, passing a 1/2-inch iron rod found in concrete at 50.00 feet marking the northwest corner of Lot 4 and the southwest corner of Lot 3 and continuing for a total distance of 100.00 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set marking the northwest corner of Lot 3, the northwest corner of said premises, and the southeast corner of Lot 2, Block 23 of said addition;

THENCE with the north line of Lot 3, the north line of said premises and the south line of said Lot 2, South 89°06'07" East, 140.00 feet to a 1/2-inch iron rod found in the west right-of-way line of Lee Street marking the northeast corner of Lot 3, the northeast corner of said premises, and the southeast corner of said Lot 2;

THENCE with the west right-of-way line of Lee Street, the east line of said premises, partway with the east line of Lot 3, and partway with the east line of Lot 4, South 00°48'30" West, passing a 1/2-inch iron rod found at 50.00 feet marking the southwest corner of Lot 3 and the northeast corner of Lot 4 and continuing for a total distance of 100.00 feet to the point of beginning and containing 0.321 acre of land.

TRACT THREE:

SITUATED in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Ulrich Blue Survey, Abstract No. 120, and being all of Lot 11 and the west 25' of Lot 12, Block 43 of the Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the north right-of-way line of West Williams Street (60' Right-of-Way) marking the southwest corner of Lot 11, the southwest corner of said premises, and the southeast corner of Lot 10, Block 43 of said addition;

THENCE with the west line of Lot 11, the west line of said premises, and the east line of said Lot 10, North 01°17'45" East, 100.00 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found marking the northwest corner of Lot 11, the northwest corner of said premises, the southeast corner of Lot 3, Block 43 of said addition, and the southwest corner of Lot 2, Block 43 of said addition;

THENCE with the north line of Lots 11 and 12, the north line of said premises, partway with the south line of said Lot 2, and partway with the south line of Lot 1, Block 43 of said addition, South 88°42'15" East, 75.00 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found marking the northeast corner of said premises;

THENCE with the east line of said premises, South 01°17'45" West, 90.94 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found marking the most easterly southeast corner of said premises, being in the southeast line of Lot 12, and in the northwest line of the Chaparral Rolls to Trails Inc. tract as recorded in Volume 381, Page 651 of the Deed Records of Hunt County, Texas;

THENCE with the southeast line of Lot 12, the southeast line of said premises, and the northwest line of said Chaparral Rolls to Trails Inc. tract, South 82°25'42" West, 14.44 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the north right-of-way line of West Williams Street marking the most southerly southeast corner of Lot 12 and the most southerly southeast corner of said premises;

THENCE with the north right-of-way line of West Williams Street, the south line of Lots 11 and 12, and the south line of said premises, North 88°42'15" West, 63.78 feet to the point of beginning and containing 7,448 square feet or 0.171 acre of land.

TRACT FOUR:

Being a tract or parcel of land situated in the City of Wolfe City, Hunt County, Texas and described as follows; Said tract is the West end of Lot 8 in Block 42 of the O.P.A. to the City of Wolfe City, Texas, and described by mets and bounds as follows to-wit; Beginning at an iron stake at old corner fence post at intersection of the East Bdry. of San Antonio Street with Southerly Bdry. Of Wylie Street, said point being the N.W. corner of Lot 8 in Block 42 of the City of Wolfe City, Hunt County, Texas, and of record in the Plat Records of Hunt County, in Vol. 400, Page 177 B; Thence south along E. Bdry. of San Antonio Street 60 feet to iron stake for corner; Thence East 75 feet to iron stake for corner; Thence North 60 feet to iron stake for corner at old fence post on S. Bdry. of Wylie Street; Thence West along S. Bdry. of Wylie Street 75 feet to the place of beginning; and being the premise known as 415 West Wylie Street in the City of Wolfe City, Hunt County, Texas.

TRACT FIVE:

SITUATED in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Ulrich Blue Survey, Abstract No. 120, and being all of Lots 1-3, Block 51 of the Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the intersection of the south right-of-way line of W Franklin Street (60' Right-of-Way) with the west right-of-way line of Austin Street (50' Right-of-Way) marking the northeast corner of Lot 1 and the northeast corner of said premises;

THENCE with the west right-of-way line of Austin Street, the east line of Lots 1-3, and the east line of said premises, South $01^{\circ}27'12''$ West, 150.00 feet to a point for corner marking the southeast corner of Lot 3, the southeast corner of said premises, and the northeast corner of Lot 4, Block 51 of said addition, from which a 5/8-inch iron rod found bears South $88^{\circ}32'58''$ East, 0.49 feet;

THENCE with the south line of Lot 3, the south line of said premises, and the north line of said Lot 4, North $88^{\circ}32'58''$ West, 140.00 feet to a 5/8-inch iron rod found in the east line of a 20' alley marking the southwest corner of Lot 3, the southwest corner of said premises, and the northwest corner of said Lot 4;

THENCE with the east line of said alley, the west line of Lots 2 and 3, and the west line of said premises, North $01^{\circ}27'02''$ East, 71.57 feet to a railroad rail found marking the most westerly northwest corner of Lot 2, the most westerly northwest corner of said premises, and being in the southeast line of the Chaparral Rails to Trails Inc. tract as recorded in Volume 381, Page 651 of the Deed Records of Hunt County, Texas;

THENCE with the northwest line of Lots 1 and 2, the northwest line of said premises, and the southeast line of said Chaparral Rails to Trails Inc. tract, North $52^{\circ}25'42''$ East, 124.57 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set in the south right-of-way line of W Franklin Street marking the northwest corner of Lot 1 and the most northerly northwest corner of said premises;

THENCE with the south right-of-way line of W Franklin Street, the north line of Lot 1, and the north line of said premises, South $88^{\circ}32'58''$ East, 43.22 feet to the point of beginning and containing 17,205 square feet or 0.395 acre of land.

TRACT SIX:

Being Lot 2 and the West 40' of Lot 3, Block 12 of Map of Wolfe City, an addition to the City of Wolfe City, Hunt County, Texas, according to the plat thereof recorded in Cabinet 0, Page 21 of the Plat Records of Hunt County, Texas.

Unofficial

SITUATED in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, and being all of Lot 5, Block 12 of the Map of Wolfe City, an addition to the City of Wolfe City, as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described as follows:

BEGINNING at a ½-inch iron rod found in the north right-of-way line of W Franklin Street (60' Right-of-Way) marking the southwest corner of Lot 5, the southwest corner of said premises, the southeast corner of Lot 4, Block 12 of said addition, and the southeast corner of the Ellis Foley, Jr. lot as recorded in Volume 195, Page 402 of the Deed Records of Hunt County, Texas;

THENCE with the west line of Lot 5, the west line of said premises, the east line of said Lot 4, and the east line of said Ellis Foley, Jr. lot, North 01°08'48" East, 136.37 feet to a ½-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the southeast line of the Chaparral Rails to Trails Inc. tract as recorded in Volume 381, Page 651 of the Deed Records of Hunt County, Texas marking the northwest corner of Lot 5, the northwest corner of said premises, the northeast corner of said Lot 4, and the northeast corner of said Ellis Foley, Jr. lot, from which a ½-inch iron rod found bears North 01°08'48" East, 6.85 feet;

THENCE with the northwest line of Lot 5, the northwest line of said premises, and the southeast line of said Chaparral Rails to Trails Inc. tract, North 52°25'42" East, 5.63 feet to a ½-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the south line of a 20' alley marking the most northerly northwest corner of Lot 5 and the most northerly northwest corner of said premises;

THENCE with the north line of Lot 5, the north line of said premises, and the south line of said alley, South 88°32'58" East, 45.61 feet to a ½-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found marking the northeast corner of Lot 5, the northeast corner of said premises, the northwest corner of Lot 6, Block 12 of said addition, and the northwest corner of a lot conveyed to Gary Steinbring as recorded under Document No. 2017-12072 of the Official Public Records of Hunt County, Texas;

THENCE with the east line of Lot 5, the east line of said premises, the west line of said Lot 6, partway with the west line of said Steinbring lot, and partway with the west line of a called 0.082 acre tract as recorded under Document No. 2016-15535 of the Official Public Records of Hunt County, Texas, South 01°08'48" West, passing a ½-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set at 65.00 feet marking the southwest corner of said Steinbring lot and continuing for a total distance of 140.01 feet to a ½-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the north right-of-way line of W Franklin Street marking the southeast corner of Lot 5, the southeast corner of said premises, the southwest corner of said Lot 6, and the southwest corner of said 0.082 acre tract;

THENCE with the north right-of-way line of W Franklin Street, the south line of Lot 5, and the south line of said premises, North 88°26'50" West, 50.00 feet to the point of beginning and containing 6,990 square feet or 0.160 acre of land.

TRACT NINE:

SITUATED in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Ulrich Blue Survey, Abstract No. 120, being the North 65' of Lots 6 & 7, Block 12 of Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas and being all of a lot conveyed to Gary Steinhilber as recorded under Document No. 2017-12072 of the Official Public Records of Hunt County, Texas with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set at the intersection of the south line of a 20' alley with the west right-of-way line of Lee Street (80' Right-of-Way) marking the northeast corner of Lot 7 and the northeast corner of said premises;

THENCE with the west right-of-way line of Lee Street, the east line of Lot 7, and the east line of said premises, South 00°56'48" West, 65.18 feet to a 3/8-inch iron rod found marking the southeast corner of said premises and the northeast corner of a called 0.088 acre tract as recorded under Document No. 2016-13675 of the Official Public Records of Hunt County, Texas;

THENCE with the south line of said premises and partway with the north line of said 0.088 acre tract, North 88°26'50" West, passing a 3/8-inch iron rod found at 50.01 feet marking the northwest corner of said 0.088 acre tract and continuing for a total distance of 99.89 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set marking the southwest corner of said premises, being in the west line of Lot 6, and in the east line of Lot 5, Block 12 of said addition;

THENCE with the west line of Lot 6, the west line of said premises, and the east line of said Lot 5, North 01°06'48" East, 65.00 feet to a 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" found in the south line of the aforementioned 20' alley marking the northwest corner of Lot 6, the northwest corner of said premises, and the northeast corner of said Lot 5;

THENCE with the south line of said 20' alley, the north line of Lots 6 & 7, and the north line of said premises, South 88°32'58" East, 99.66 feet to the point of beginning and containing 8,494 square feet or 0.149 acre of land.

Unofficial