

8-7-F9

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.

H09989-142

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD
COMMONLY KNOWN AS

3435 BELTLINE ROAD, GARLAND, TEXAS 75044

LEGAL DESCRIPTION

LOT ONE (1), BLOCK ONE (1), OF HORN ADDITION, A REPLAT OF LOTS 8, 9, 10, 11, AND PARTS OF LOT 7 AND LOT 12, BLOCK 105, MINERAL HEIGHTS ADDITION, A SUBDIVISION IN THE CITY OF GREENVILLE, TEXAS, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1824, OFFICIAL RECORDS AND IN CABINET F, PAGE 78, PLAT RECORDS OF HUNT COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HUNT COUNTY RECORDED ON SEPTEMBER 13, 2019 UNDER DOCUMENT# 2019-13501

3 THE SALE IS SCHEDULED TO BE HELD

PLACE DATE TIME
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 THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE AUGUST 2, 2022 1:00 - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee 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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by IL HWA RO and IL RO ENTERPRISES INC. DBA MINTY CAR WASH, provides that it secures the payment of the indebtedness in the original principal amount of \$ 3,170,000, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. METRO CITY BANK is the current mortgagee of the note, deed of trust, and mortgage servicer. A servicing agreement between the mortgager, whose address is 5114 BUFORD HIGHWAY, DORAVILLE, GA 30340, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
22 JUL 12 AM 11:12

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED _____

NAME _____ TRUSTEE