

3-7 F-6

STATE OF TEXAS
COUNTY OF HUNT

§ 51.003

NOTICE OF FORECLOSURE SALE

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
23 JAN 19 PM 4:13
C. L. Patterson
DEPUTY

Deed of Trust ("Deed of Trust")

Dated: 01/14/2022

Grantor(s): Russel Parker & Shannan Parker

Trustee: Michael H. Patterson

Lender: Capella Opportunity Fund LLC

Recorded in: 2022-01218 of the Real Property Records of Hunt County, Texas

Secures: Promissory Note ("Note") in the original principal amount of 125,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Substitute Trustee: Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: Superior Loan Servicing

Mortgage Servicer's Address: 7525 Topanga Canyon Blvd, Canoga Park, CA
91303

Foreclosure Sale:

Date: Tuesday, 03/07/2023

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1 PM – 4 PM local time.

Place: 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

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 Capella Opportunity Fund LLC, a Nevada limited liability company'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, Capella Opportunity Fund LLC, a Nevada limited liability company, 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 Capella Opportunity Fund LLC, a Nevada limited liability company'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.

Superior Loan Servicing is representing Capella Opportunity Fund LLC, a Nevada limited liability company in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Capella Opportunity Fund LLC, a Nevada limited liability company and Superior Loan Servicing are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, 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 the Lender 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 reposted and re-filed in accordance with

the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting 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.

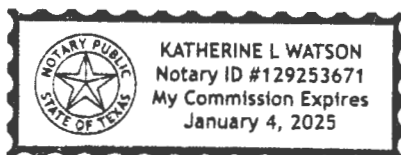
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By: Randy Daniel
Randy Daniel Substitute Trustee

STATE OF TEXAS
COUNTY OF ~~HUNT~~ Dallas

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This instrument was acknowledged before me by Randy Daniel on January 19, 2023



Notary Public, State of Texas
Commission Expires: January 4, 2025
Printed Name: Katherine L. Watson
Katherine L. Watson

Exhibit A: Property Description

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN HUNT COUNTY, TEXAS, AND BEING LOT 226 OF BRINWOOD SHORES ADDITION SECTION B, ACCORDING TO THE PLAT THEREOF IN VOLUME 400, PAGE 496, HUNT COUNTY PLAT RECORDS.

PROPERTY ADDRESS: 9905 SHORESIDE DR. WILLS POINT, TX 75169