

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

10.202 Acres, of the 130 Acres, A.K.A. Luna Vista Estates Lot 2, Hunt County as described in attached Legal Description

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: August 1, 2023

Time: 10 AM

Place: Hunt County Courthouse, 2500 Lee Street, Greenville, TX 75403, Second Floor, at the place designated by the County Commissioners.

3. Contract for Deed. The property is subject to a Contract for Deed dated April 27, 2021 by Shemar Investments, LLC, as Seller, which did agree to sell and convey to Nehemiah Kanchisa as Buyer.

Default has occurred under the Contract for Deed and proper notice thereof given pursuant to Section 5.066 of the Texas Property Code. Further, pursuant to Section 5.066 of the Texas Property Code Seller has the right to appoint a trustee and specifies that such Trustee may sell the property at a sale conducted in accordance with Section 51.002 of the Texas Property Code.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash pursuant Sections 5.066 and 51.002 of the Texas Property Code. The sale will be of a fee simple interest in the property.

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

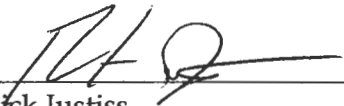
The sale will be made expressly subject to any title matters set forth in the Contract for Deed, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Contract for Deed, but subject to the warranty required of Seller pursuant to Section 5.066(d) of the Texas Property Code. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

5. Balance of Debt. The remaining balance of the amount due under the Contract for Deed is the debt, for purposes of the sale to be undertaken. The original debt was in the amount of \$165,000. The current owner of such debt is Shemar Investments, LLC. As July 6, 2023, there was principal and interest owed in amount of \$174,005.79, late fees and escrow shortages of \$580 plus \$3,000 in attorney's fees and expenses. The debt is bearing interest at the rate of \$44.72 per day thereafter.

Questions concerning the sale may be directed to the undersigned.

6. Notice. Notice is given that before the sale the Seller may appoint another person substitute trustee to conduct the sale.

DATED: July 6, 2023



Rick Justiss
Shemar Investments LLC
P.O. Box 1928
Wylie, TX 75098

FILED FOR RECORD
at 9:13 o'clock Am M

JUL 07 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

BOUNDARY SURVEY

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF HUNT

Being a tract of land situated in the William H. Hopkins Survey, Abstract No. 407, Hunt County, Texas and being part of a 130.085 acre tract of land conveyed to Shemar Investments, L.L.C. by deed recorded in Document No. 2020-07940, Official Public Records, Hunt County, Texas, and being more particularly described as follows:

Commencing at a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" at the centerline of County Road No. 1063 and the southwest corner of said 130.085 acre tract and being on the east line of an 11,000 acre tract of land conveyed to Pensco Trust Company FBO Robert Quinn, IRA by deed recorded in Document No. 2014-10324, Deed Records, Hunt County, Texas; Thence, North 00°01'31" East, along the center line of County Road No. 1063, the west line of said 130.085 acre tract, the east line of said 11,000 acre tract and the east line of an 11,000 acre tract of land conveyed to Pensco Trust Company FBO Robert Quinn, IRA by deed recorded in Document No. 2014-11437, Deed Records, Hunt County, Texas, a distance of 277.58 feet to the Point of Beginning;

Thence, North 00°01'31" East, along the center line of County Road No. 1063, the west line of said 130.085 acre tract, the east line of said 11,000 acre tract and the east line of an 11,000 acre tract of land conveyed to NIC & Co., FBO Robert Quinn by deed recorded in Document No. 2009-10070, Deed Records, Hunt County, Texas, a distance of 275.00 feet to a point for corner;

Thence, South 89°58'29" East, at a distance of 30.00 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1010.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 00°01'31" West, a distance of 275.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

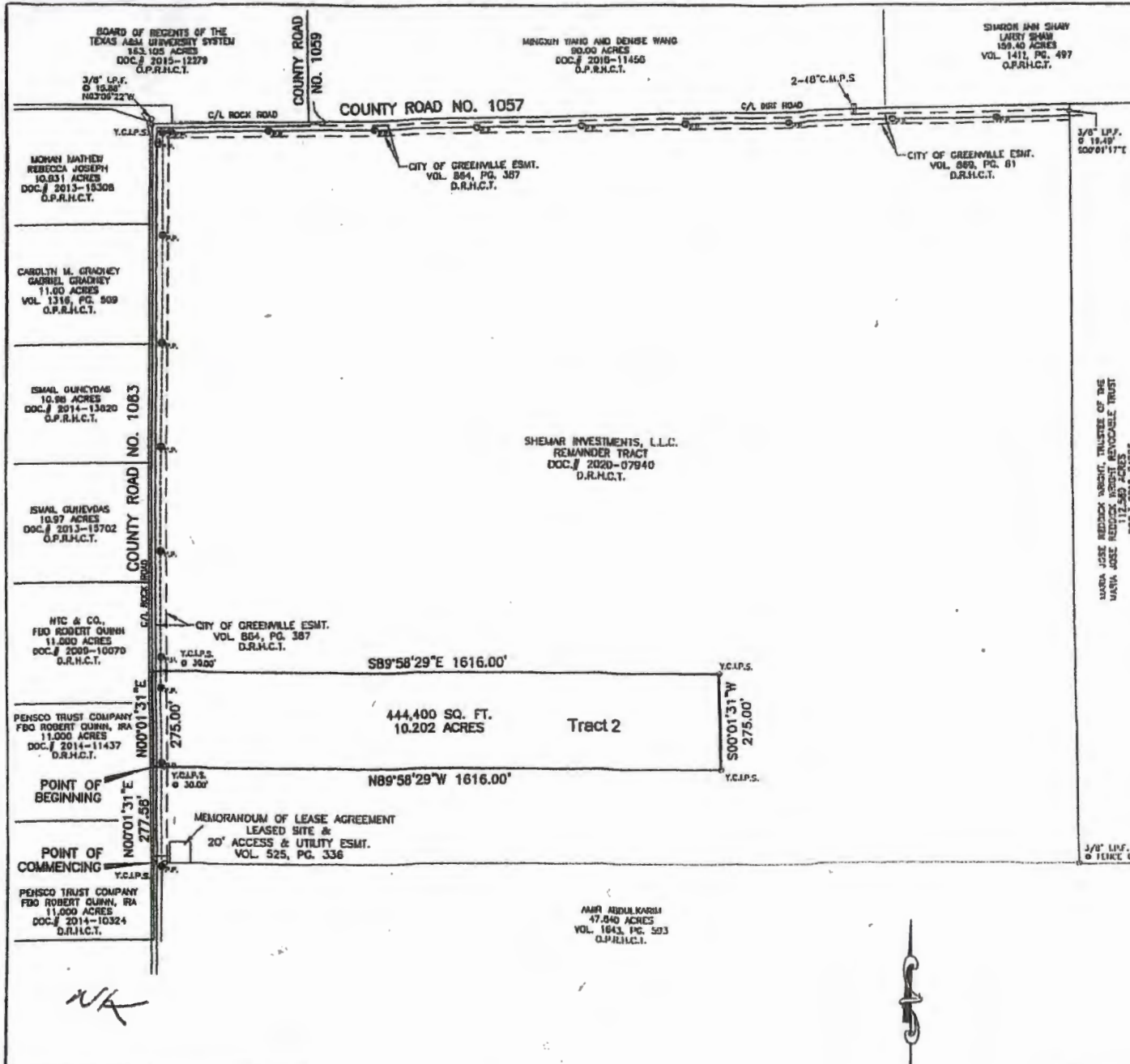
Thence, North 89°58'29" West, at a distance of 1586.00 feet passing a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total of 1010.00 feet to the Point of Beginning and containing 444,400 square feet or 10.202 acres of land.

I, James Garion Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streams, easements, and other matters of record of which I have been advised affecting subject property.

James Garion Carroll
JAMES GARION CARROLL, R.P.L.S. NO. 5129



3/8" L.P.F.
O 19.49
S00°01'31"E

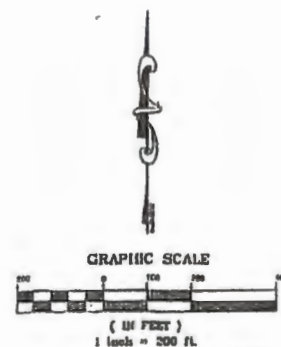


NOTES:

Bearings based on the west line of deed recorded in Doc. # 2020-07940, O.P.R.H.C.T. (N00°01'31"E)

Survey performed without the benefit of a title commitment and no abstract of title was provided. Property may be subject to easements, covenants or restrictions.

LEGEND	
● P.P.	POWER POLE
⊙ L.P.F.	IRON PIN FOUND
⊙ Y.C.P.S.	1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"



CARROLL CONSULTING GROUP, INC.

P.O. BOX 11
LAVON, TEXAS 75166

972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

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IBACL TWO
JOB # 2631-20
INCORPORATED
DECEMBER 5, 2020