

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the **"Deed of Trust"**) dated July 24, 2020 from Glen David Mccurry (**"Borrower"**) as Grantor to Linda Booker, Trustee, filed for record in Real Property Records of Hall County, Texas on August 3, 2020 as Instrument 50072 in Vol. 0399, Pg. 0451 which serves as security for a \$30,300.00 promissory note described therein (the **"Note"**) executed by Borrower and payable to Don J. Jackson DBA Texas Land Loan Co.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Don J. Jackson DBA Texas Land Loan Co. the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 5, 2021 beginning at 1:00 o'clock pm and not later than 4:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Hall County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Hall County, Texas, which real property is described as follows:

Legal Description: The West 15 feet of Lot Number Six (6) and all of Lots Seven (7) and Eight (8), all in Block 21, Original Town of Memphis, Hall County, Texas, according to the recorded plat thereof.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A

