

#45

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF HILL §

FILED 2:08 PM

DATE: 09/14/2020

SEP 14 2020

NOTE: Promissory Note(s) described as follows:

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY Amoco DEPUTY

Date: November 25, 2019
Maker: Matthew Lara and Rachel Lara
Payee: Ellis County Business Enterprises, LLC
Payee assigned to: Epitome Investments LLC-Series R
Original Principal Amount: \$94,802.71

DEED OF TRUST: Deed of Trust, Security Agreement-Financing Statement described as follows:

Date: November 25, 2019
Grantor: Matthew Lara and Rachel Lara
Original Trustee: James L. Williams, Jr.
Beneficiary: Ellis County Business Enterprises, LLC
Beneficiary assigned to: Epitome Investments LLC-Series R
Recorded: Recorded under Instrument #00109023 in the Real Property Records of Hill County, Texas

LENDER: Epitome Investments LLC-Series R

BORROWER: Matthew Lara and Rachel Lara

PROPERTY: The real property described as follows:

All that certain lot, tract or parcel of land being all of Lot Thirty-eight (38), Block 3 of the Sunset Addition to the City of Itasca, Hill County, Texas. The address of this property is 700 Central Street, Itasca, Texas 76055.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE(S): Malinda Wilson, Sherri Gallant, J. Wilson or David Wilson.

Substitute Trustee's Mailing Address:
P.O. Box 2396
Burlleson, TX 76097

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 6, 2020, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

(Balance of document intentionally left blank.)

EFFECTIVE on the 14th day of September, 2020 regardless of the date of execution or acknowledgment.

SUBSTITUTE TRUSTEE:

Malinda Wilson

MALINDA WILSON

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 12 day of September, 2020, by MALINDA WILSON.

Laura Margarita Gonzalez
Notary Public in and for the State of Texas



After recording, please return original to:

Malinda Wilson
P. O. Box 2396
Burleson, TX 76097