

FILED FOR RECORD

JUL 16 2019

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____
DEP

STATE OF TEXAS §
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COUNTY OF VAN ZANDT §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale, at auction, of the Mortgaged Property (as that term is defined in the Deed of Trust and as used herein) will be held at the date, time and place specified in this notice.

DATE, TIME AND PLACE OF SALE: Tuesday, August 6, 2019 (which is the first Tuesday of that month) between the hours of 1:00 p.m. and 4:00 p.m. (Van Zandt County, Texas time). The sale will take place at the Van Zandt County Courthouse located at 121 E. Dallas Street in Canton, Texas or at such other place as may be designated by the Commissioners' Court of Van Zandt County, Texas.

INDEBTEDNESS PROMPTING SALE: That certain Promissory Note (the "**Note**") dated February 27, 2016, executed by Hagio Technologies, LLC and Canton Marketplace Management, LLC, as borrowers, in the original principal amount of \$3,435,000, payable to Veritex Bank, as successor by merger with Green Bank ("**Lender**") (together with all extensions, modifications and replacements thereof, collectively the "**Note**").

DEED OF TRUST AND SECURITY INTERESTS CREATING LIEN THAT IS THE SUBJECT OF SALE: That certain Deed of Trust dated February 27, 2016, executed by Hagio Technologies, LLC, as grantor ("**Grantor**"), to Geoffrey D. Greenwade, Trustee ("**Trustee**"), for the benefit of Green Bank, recorded March 7, 2016, as Instrument No. 2016-002158 in the Official Public Records of Van Zandt County, Texas, granting a lien on real and personal property described in the Deed of Trust (the "**Deed of Trust**") (together with all extensions, modifications and replacements thereof, collectively the "**Deed of Trust**").

OWNER AND HOLDER OF INDEBTEDNESS AND SECURITY INSTRUMENT: Lender is the sole legal owner and holder of the Note and Deed of Trust and all beneficial interests, rights and remedies under the Note and Deed of Trust and all other written documents, instruments, or agreements executed, delivered, made or entered into in connection with the Note and Deed of Trust.

PROPERTY BEING SOLD: The real property is situated in Van Zandt County, Texas (the "**Land**"), together with all Improvements, the Premises, and Accessories and all other property more fully described in the Deed of Trust (collectively, the "**Mortgaged Property**"), the Land being described as follows:

Lots 1, 2, and 4 of STARSHIP ADDITION, an addition to the City of Canton, Texas, as shown on the plat recorded on Glide 285A, Plat Records of Van Zandt County, Texas, as revised by plat recorded on Glide 288A, Plat Records of Van Zandt County, Texas.

SUBSTITUTE TRUSTEE CONDUCTING THE SALE: Lender has appointed **JAMES A. ELLIOTT, GORDON B. RUSSELL** and **JOHN R. "RUSTY" LANE** (each having an address at 1601 Elm Street, Suite 3700, Dallas, Texas 75201 / Phone: (214)777-4200) as multiple trustees, individually and severally, and not jointly (collectively "**Substitute Trustees**" or severally, a "**Substitute Trustee**") each of whom may act alone, without the necessity of joinder of any other Substitute Trustee in the place and stead of and to succeed to all the rights, titles, powers and estates granted under the Deed of Trust to the Trustee to act under and by virtue of the Deed of Trust to sell the Mortgaged Property for cash and that the proceeds of such sale be applied in accordance with the provisions of the Deed of Trust and under applicable law. Therefore, on the date and at the time and place set forth above Substitute Trustee will sell the Mortgaged Property to the highest bidder for cash pursuant to the terms of the Deed of Trust and applicable law, subject to the right of Lender to enter a credit bid on the Mortgaged Property, and further subject to the right of Lender to direct Substitute Trustee to postpone and resume the foreclosure sale or to cancel the foreclosure sale in its sole and absolute discretion.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE MORTGAGED PROPERTY WILL BE SOLD AND CONVEYED BY THE SUBSTITUTE TRUSTEE "AS IS," AND THE PURCHASER AT THE FORECLOSURE SALE SHALL ACQUIRE THE FORECLOSED PROPERTY AT THE PURCHASER'S OWN RISK AND "AS IS" AND WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTY OF TITLE GIVEN TO THE PURCHASER BY AND ON BEHALF OF THE GRANTOR OF THE DEED OF TRUST, ITS SUCCESSORS, ASSIGNS, HEIRS AND LEGAL REPRESENTATIVES BY VIRTUE OF AND PURSUANT TO THE AUTHORITY CONFERRED BY THE DEED OF TRUST, ANY SUCH OTHER WARRANTIES BEING EXPRESSLY DISCLAIMED; AND SUCH PURCHASER IS AND SHALL NOT BE A CONSUMER.

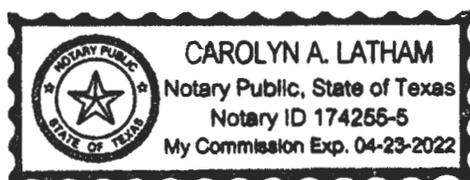
IN WITNESS WHEREOF, this Notice of Substitute Trustee's Sale has been executed on the 15th day of July, 2019.

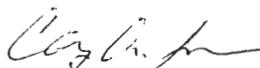


 JAMES A. ELLIOTT, Substitute Trustee

STATE OF TEXAS §
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 COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on the 15th day of July, 2019, by JAMES A. ELLIOTT, as Substitute Trustee.





 Notary Public, State of Texas