

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF VAN ZANDT

DATE: 12/03/2019

NOTE: Promissory Note(s) described as follows:

Date: February 3, 2012
Maker: Eliot Carraway and Misti Hill Carraway
Payee: Ellis County Business Enterprises LLC
Payee assigned to: Epite Investments LLC-Series B
Original Principal Amount: \$54,900.00

FILED FOR RECORD
2019 DEC -4 PM 12: 31
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP.

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

Date: February 3, 2012
Grantor: Eliot Carraway and Misti Hill Carraway
Trustee: Malinda Wilson
Beneficiary: Ellis County Business Enterprises LLC
Beneficiary assigned to: Epite Investments LLC-Series B
Recorded: Recorded under Instrument #2012-000927 and #2017-000720 in the Real Property Records of Van Zandt County, Texas

LENDER: Epite Investments LLC-Series B

BORROWER: Eliot Carraway and Misti Hill Carraway

PROPERTY: The real property described as follows:

All that certain lot, tract, or parcel of land situated in Van Zandt County described in Exhibit A attached hereto and incorporated herein.

More commonly known as: 1459 VZCR 3434, Wills Point TX 75169.

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.

TRUSTEE'S MAILING ADDRESS:

P.O. Box 2396
Burleson, TX 76097

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

January 7, 2020, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The courthouse steps of Van Zandt County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Van Zandt County, Texas, in instrument(s) recorded in the Official Public Records of Van Zandt 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 the 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 Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, as 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. 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.

EXECUTED this 3rd day of December, 2019.

TRUSTEE:

Malinda Wilson

MALINDA WILSON

STATE OF TEXAS

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COUNTY OF Tarrant

This instrument was acknowledged before me on this the 3rd day of December, 2019, by
MALINDA WILSON.

K. Swafford

Notary Public in and for the State of Texas

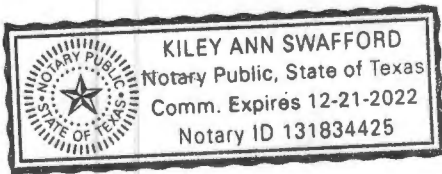


Exhibit A
Property (including any improvements):

BEING a 5.00 acre tract of land situated within the W.B Robinson Survey, Abstract No. 724, Van Zandt County, Texas, and being a part of Lot 36 in Block 2, of CANAAN LANDS, an addition to Van Zandt County, Texas, according to the map or plat of said addition as the same appears of record in Slide 178B of the Plat Records of Van Zandt County, Texas, said 5.00 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the Northwest corner of Lot 36, in Block 2, of Canaan Lands, and in the roadway of County Road No. 3434 (A.K.A Kristen Road, a 60.0' right-of-way), from which a ½ inch iron rod (found) for reference bear North 86 Degrees, 32' 34" East – 30.00 feet;

THENCE: North 86 Degrees, 32' 34" East, with the North line of Lot 36, a distance of 1238.75 feet to a ½ inch iron rod (found) for corner at the Northeast corner of same;

THENCE: South 03 Degrees, 28" 35" East, with the East line of Lot 36, a distance of 175.88 feet to a ½ inch iron rod (set) for corner in same;

THENCE: South 86 Degrees 32' 54" West, across Lot 36, a distance of 1238.72 feet to a point for corner in the West line of same and in the roadway of County Road No. 3434, from which a ½ inch iron rod (set) for reference bears North 86 Degrees, 32' 54" East – 30.00 feet;

THENCE: North 03 Degrees, 29' 06" West, with the West line of Lot 36 and with the roadway of County Road No. 3434, a distance of 175.77 feet back to the PLACE OF BEGINNING, and containing 5.00 acres of land, more or less.

Together with a 2000 Eagle Model Manufactured Home bearing Serial Nos. TXFLY86A02877EG11 & TXFLY86B02877EG11.

Being the same land in Special Warranty Deed dated September 22, 2005 from Alphonso Jackson, Secretary of Housing and Urban Development to Shelby J. Cole, recorded in volume 2073, Page 34, Real Records Van Zandt County, Texas.

After recording, please return original to:

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