

NOTICE OF FORECLOSURE SALE

FILE FOR RECORD

Deed of Trust:

Dated: July 14, 2022
Grantor: WJH INVESTMENT COMPANIES, INC., a Texas Corporation
Trustee: Matthew C. Aycock
Lender: LORI THOMPSON, as to an undivided 100% interest
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: Instrument #2022-008496, recorded on July 19, 2022, in the official Real Property (Deed) Records of VAN ZANDT County, Texas
Secures: Promissory Note ("Note") in the original principal amount of \$148,000.00, executed by Walter James Harper, Jr., Director of and on behalf of WJH INVESTMENT COMPANIES, INC., a Texas Corporation ("Borrower") and payable to the order of Lender
Maturity Date: January 14, 2023

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING SITUATED IN THE H.B. LOCKRIDGE SURVEY, A-469 IN VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NOS. 33, 36, 44, 46, 47, 48, 49, & 50, OF THE SEASONS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN GLIDE NO. 401B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, and more commonly known as:

1007 Springview Ln, Mabank Texas, 75147;
1009 Springview Ln, Mabank Texas, 75147;
1011 Springview Ln, Mabank Texas, 75147;
1013 Springview Ln, Mabank Texas, 75147;
1015 Springview Ln, Mabank Texas, 75147;
1019 Springview Ln, Mabank Texas, 75147;
1035 Springview Ln, Mabank Texas, 75147; and
1041 Springview Ln, Mabank Texas, 75147.

Substitute Trustee(s): Bennett M. Wyse, Ted Gambordella, and/or Randy Daniel

FORECLOSURE SALE:

Date: Tuesday, February 4, 2025

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.



Place: ON THE STEPS TO THE NORTH ENTRANCE OF THE VAN ZANDT COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE VAN ZANDT COUNTY COMMISSIONERS COURT

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, or its Loan Servicer, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure 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 Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender, or Loan Servicer. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

APPOINTMENT OF SUBSTITUTE TRUSTEE

Deed of Trust:

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Trustee: Matthew C. Aycock
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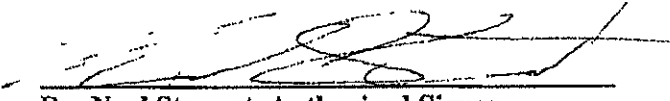


Person(s) appointed as Substitute Trustee to exercise power of sale under Deed of Trust:

The undersigned as mortgagee does hereby remove the original Trustee and all successor substitute trustees and appoints **Bennett M. Wyse, Ted Gambordella, and/or Randy Daniel**, as Substitute Trustee, who shall hereafter exercise all powers and duties set as forth under said Deed of Trust and further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

**LOAN SERVICER, ON BEHALF OF
CURRENT LENDER:**

Conrad Properties, LLC, a Texas Limited Liability Company

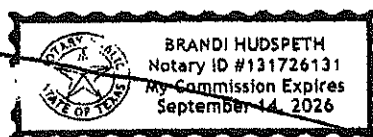

By: Neal Stewart, Authorized Signer

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

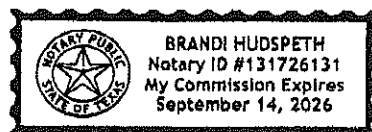
Before me, the undersigned notary public, on this day personally appeared **Neal Stewart**, as **Authorized Signer of Conrad Properties, LLC**, a Texas limited liability company, on behalf of said company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 24 day of JANUARY, 2024.

(SEAL of NOTARY)




NOTARY PUBLIC, STATE OF TEXAS



**THE STATE OF TEXAS
COUNTY OF VAN ZANDT**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Van Zandt County,
Texas.

2024-000656 MISC
01/26/2024 08:47:35 AM Total Fees: \$29.00

Susan Strickland, County Clerk
Van Zandt County, Texas

Susan Strickland

