

AT 11:00 FILED
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OCT 06 2022

NOTICE OF FORECLOSURE SALE

Deed of Trust:

Janice D. Newton
COUNTY CLERK, CORYELL CO., TEXAS

Dated: July 3, 2019
Grantor: GREATER TEXAS HOUSING SOLUTIONS, LLC
Trustee: Matthew C. Aycocock, Esq.
Lender: CR LENDING, LLC, a Texas limited liability company
Mortgage Servicer: Conrad Properties, LLC, a Texas limited liability company
Recorded in: Instrument No. 318234, recorded on July 15, 2019, in the real property records of Coryell County, Texas.

Legal Description: LOT FIVE (5), BLOCK EIGHT (8), OF NAUERT ADDITION FIRST EXTENSION, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN VOLUME 1, PAGE 46, PLAT RECORDS OF CORYELL COUNTY, TEXAS.
More commonly known as: 308 Ridge Street, Copperas Cove, Texas 76522.

Secures: Promissory Note ("Note") in the original principal amount of \$60,000.00, executed by GREATER TEXAS HOUSING SOLUTIONS, LLC ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, November 1, 2022

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 1:00 P.M. and not later than three hours thereafter.

Place: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's 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 Conrad Properties, LLC, a Texas limited liability company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, or Ted Gambordella, or Donna Stockman, or Brenda Wiggs, or Guy Wiggs, or David Stockman, or Kathy Arrington, or Janet Pinder, or Brandy Bacon, or Michelle Schwartz



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, Conrad Properties, LLC, a Texas limited liability company, the owner and holder of the Note, 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 Conrad Properties, LLC, a Texas limited liability company's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Conrad Properties, LLC, a Texas limited liability company'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 Conrad Properties, LLC, a Texas limited liability company passes the Foreclosure Sale, 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 Conrad Properties, LLC, a Texas limited liability company. 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 further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



By: _____

Ted Gambordella, Substitute Trustee
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