

# Notice of Substitute Trustee's Sale

## PROPERTY:

**POSTED**  
Property:  
DATE 8-7-2019  
A.M. 4:13 P.M.  
*Miller Rippe*  
BY AB Deputy

Lot 2, Block 8, GIBBS INDUSTRIAL PARK (THIRD FILING), an Addition to the city of Glen Rose, Somervell County, Texas, according to the plat recorded in Vol. 53, Pg. 268, Official Public Records of Somervell County, Texas; known locally as 650 Gibbs Road, Glen Rose, Texas 76043 [includes all improvements].

## DEED OF TRUST ("Deed of Trust"):

Dated: December 28, 2017

Grantor: MMSkipper Ventures, LLC

Trustee: Troy Kunkel

Lender: Teal Assets, LLC

Recorded in: Real Property Records of Somervell County, Texas as Instrument No. 20180032

Secures: Promissory Note ("Note") in the original principal amount of \$545,000.00, executed by MMSkipper Ventures, LLC ("Borrower") and payable to the order

Appointment of Substitute Trustee: Recorded in Real Property Records of Somervell County, Texas as Instrument No. 20191158

Substitute Trustee: W. Michael Greene or Melodi J. Smith  
Each empowered to act independently

Substitute Trustee's Address: 1501 West Randol Mill Road or 1501 West Randol Mill Road  
Arlington, TX 76012 Arlington, TX 76012

FILED FOR RECORD  
A.M. 4:00 P.M.

**AUG 07 2019**

*Miller Rippe*  
COUNTY AND DISTRICT CLERK  
SOMERVELL COUNTY, TEXAS  
By AB Deputy

## FORECLOSURE SALE:

Date: Tuesday, September 3, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. The Substitute Trustee will commence the sale at the earliest time; or within 3 hours after that time.

Place: Somervell County Courthouse - At the area most recently designated by the Somervell County Commissioner's Court pursuant to section 51.002 of the Texas Property Code

Terms of Sale: The Foreclosure Sale will be a public auction, with the Property sold to the highest bidder for cash, except that Lender's bid may be by credit against indebtedness secured by the Deed of Trust. All desiring to bid on the Property will need to demonstrate their ability to pay their bid immediately in cash.

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.

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, 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 election to proceed against and sell both the real property and any personal property that may be 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.

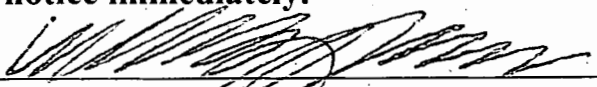
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

As per 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.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

  
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W. Michael Greene, or Melodi J. Smith  
1501 West Randol Mill Road, Arlington TX 76012