

Notice of Foreclosure Sale

June 11, 2018

Deed of Trust ("Deed of Trust"):

Dated: July 15, 2009; October 1, 2012; November 20, 2015

Grantor: Glenda Sue Fuller

Trustee: Will Biard; Paul Mundheim

Lender: Grandi Investments LLC

Recorded in: Instrument Nos. 071212-2009; 100633-2012; and 129409-2015, Lamar County Official Public

Legal Description: See Exhibit "A" attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$58,500.00, executed by Glenda Sue Fuller ("Borrower") and payable to the order of Lender

Substitute Trustee: Chris W. Fitzgerald

Substitute Trustee's Address: P.O. Box 651, Paris, Texas, 75461 (Mail Only); 32 W Plaza Street, Paris, Texas 75460

Foreclosure Sale:

Date: Tuesday, July 3, 2018

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.

Place: The East foyer, First Floor of the Lamar County Courthouse, 119 N. Main Street, Paris, Lamar County, Texas 75460

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 Grandi Investment LLC 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

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ON THIS THE 13 DAY OF JUN, 2018

obligations of the Deed of Trust. Because of that default, Grandi Investment LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 Grandi Investment LLC 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 Grandi Investment LLC. 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.

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.

/s/ Chris W. Fitzgerald

Chris W. Fitzgerald, Substitute Trustee

Exhibit "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, BEING A PART OF THE J.R. CRADDOCK SURVEY, ABSTRACT NO. 161, ABOUT 10.4 MILES NORTH 48 DEG. WEST FROM THE CITY OF PARIS, AND BEING 2.0000 ACRES OUT OF A CALLED 15.480 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GARY BROWN AND WIFE, ELAINE BROWN, AND RECORDED IN VOLUME 136, PAGE 267, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" IRON PIN (FOUND) FOR A CORNER IN THE EAST LINE OF COUNTY ROAD 34520, SAME BEING THE SOUTHWEST CORNER OF SAID 15.480 ACRE TRACT, AND SAME ALSO BEING THE NORTHWEST CORNER OF A CALLED 15.517 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KIRK A. COMPTON, ET AL, AND RECORDED IN VOLUME 1286, PAGE 20, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY:

THENCE N 00 DEG. 02' 05" E WITH A FENCE LINE, ALONG THE WEST LINE OF SAID 15.480 ACRE TRACT, AND ALONG THE EAST LINE OF SAID COUNTY ROAD, A DISTANCE OF 151.6963' TO A 30" OAK TREE (FOUND) FOR A CORNER IN THE EAST LINE OF SAID COUNTY ROAD.

THENCE N 88 DEG. 57' 15" E WITH A FENCE LINE AND OVER SAID 15.480 ACRE TRACT, A DISTANCE OF 555.7118', TO A 1/2" IRON PIN (SET) FOR A CORNER:

THENCE S 00 DEG. 02' 39" E ACROSS SAID 15.480 ACRE TRACT, A DISTANCE OF 161.8384', TO A 1/2" IRON PIN (SET) FOR A CORNER IN A FENCE LINE AND NORTH LINE OF SAID 15.517 ACRE TRACT:

THENCE S 90 DEG. 00' 00" W WITH A FENCE LINE, ALONG THE SOUTH LINE OF SAID 15.480 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID 15.517 ACRE TRACT, A DISTANCE OF 555.8257', TO THE PLACE OF BEGINNING, AND CONTAINING 2.0000 ACRES OF LAND, MORE OR LESS.

Including:

MOBILE HOME DESCRIBED AS:

MODEL: SP2001

DATE OF MANUFACTURE: 05/20/2004

SECTION ONE: LABEL/SEAL NUMBER NTA1328618

SERIAL NUMBER: DTSETX08359A

WEIGHT: 18000 SIZE: 16X52

SECTION TWO: LABEL/SEAL NUMBER: NTA1328619

SERIAL NUMBER: DSETX08359B

WEIGHT: 18000 SIZE 16X52; and,