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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COURT
HILL COUNTY, TEX
2017 JUL 11 P

STATE OF TEXAS §
 §
COUNTY OF HILL §

KNOW ALL BY THESE PRESENTS:

DATE: 07/10/17

NOTE:

Date: July 31, 2006
Maker: Kenneth R. Upton, Jr., and Bryan H. Upton
Original Payee: Paul Arthur Reece, Trustee of the Ruth M. Reece Disclaimer Trust
Payee assigned to: Ellis County Business Enterprises LLC
Original Principal Amount: \$18,525.00

DEED OF TRUST:

Date: July 31, 2006
Grantor: Kenneth R. Upton, Jr., and Bryan H. Upton
Original Trustee: Michael W. McDonald
Original Lender: Paul Arthur Reece, Trustee of the Ruth M. Reece Disclaimer Trust
Current Lender: Ellis County Business Enterprises LLC via Assignment recorded under Instrument Number #00061152, Volume 1766, Page 113, in the Real Property Records of Hill County, Texas.
Recorded: Deed of Trust recorded under Instrument #2006-00008871, Volume 1431, Page 209, in the Real Property Records of Hill County, Texas.

NOTEHOLDER: Ellis County Business Enterprises LLC

BORROWER: Kenneth R. Upton, Jr. (50% interest holder in the property)

PROPERTY: 50% interest in all those certain lots, tracts or parcels of land being all the Lots Thirty-nine (39) and Forty (40), Block 3 of the Sunset Addition to the City of Itasca, Hill County, Texas, being that property more particularly described in Volume 643, page 796, of the Hill County Deed Records. The address of this property is 701 Central, Itasca, Texas 76055.

SUBSTITUTE TRUSTEE(S): Sherri Gallant of Williams, McClure & Parmelee, 5601 Bridge Street, Suite 300, Fort Worth, Texas 76112, David Wilson, Malinda Wilson, Jared Wilson, Michael Bruce, 141 E. Renfro St., Suite 106 Burleson, Texas 76028.

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: August 1, 2017, the first Tuesday of the month, to commence at 1 pm CST, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill 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 Substitute Trustee sell the 50% interest in 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 Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee that Lender may appoint, will sell the 50% interest in 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 50% interest in 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. Substitute 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 for 50% interest in 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.

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.

EXECUTED as of July 10, 2017.

SUBSTITUTE TRUSTEE:

Sherri L. Gallant

Sherri L. Gallant

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on this the 11 day of July 2017, by Sherri L. Gallant.

Halley B. Fielding

Notary Public in and for the State of Texas

