

FILED FOR RECORD
2021 APR -1 PM 2:05

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: July 23, 2019

Amount: \$133,570.00

Grantor(s): KENNY K KAPOOR and REAA TEXAS, LLC

Original Mortgagee: INVESTOR LENDING USA, A GEORGIA LIMITED LIABILITY COMPANY

Current Mortgagee: LIMA ONE CAPITAL, LLC

Mortgagee Address: LIMA ONE CAPITAL, LLC, 201 E. MCBEE AVE., SUITE 300, GREENVILLE, SC 29601

Recording Information: Document No. 2019-96917

Legal Description: BEING LOTS ELEVEN (11) AND TWELVE (12), ROSE LAWN PARK ADDITION, UNIT "B", SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 67, PLAT RECORDS, HARDIN COUNTY, TEXAS.

GLENNDA BLISS
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *MacGinn*

Date of Sale: May 4, 2021 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY BOWMAN OR REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, RON HARMON, KEATA SMITH, TIFFANY BEGGS, CARY CORENBLUM, MARIEL MARROQUIN, KRISTOPHER HOLUB, JULIAN PERRINE, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS OR KINNEY LESTER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adam Garcia

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2021-000320

Margie Allen

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254