

STATE OF TEXAS
COUNTY OF LAMAR

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NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust")

Dated: May 8, 2014

Grantor(s): Justin Smock & Jordan Smock

Trustee: Edgar J. Garrett, Jr.

Lender: Enloe State Bank

Recorded in: Instrument 115475-2014 of the Real Property Records of Lamar County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of 62,000.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to CCRD Global, LLC ("Beneficiary") by an Instrument dated December 11, 2020, and recorded as Instrument 178109-2021 of the Real Property Records of Lamar County, Texas

Substitute Trustee: Sue Spasic, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: FCI Lender Services, Inc.

Mortgage Servicer's Address: P.O. Box 28720, Anaheim, CA 27370

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 11 DAY OF May, 2021.

Foreclosure Sale:

Date: Tuesday, June 1, 2021

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 PM and 4:00 PM local time.

Place: The east foyer, just inside the first-floor east entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar county.

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 CCRD Global, LLC's 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 obligations of the Deed of Trust. Because of that default, CCRD Global, LLC, 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 CCRD Global, LLC's election to proceed against and sell both the real property and any personal property 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.

FCI Lender Services, Inc. is representing CCRD Global, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of CCRD Global, LLC and FCI Lender Services, Inc. are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

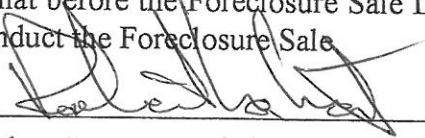
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as-is, where-is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale

By: 
Robert La Mont Substitute Trustee

STATE OF TEXAS

COUNTY OF GREGG

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This instrument was acknowledged before me by Robert La Mont on
May 11, 2021



Notary Public, State of Texas

Commission Expires: Feb 23, 2025

Printed Name:

Sheryl Sutton La Mont

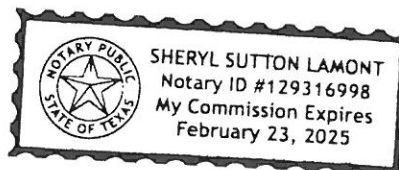


Exhibit A: Property Description

All that certain tract or parcel of land situated within the corporate limits of the City of Reno, Lamar County, Texas, being Lot 12 of the PECAN PLACE SUBDIVISION as shown on the plat of same recorded in the Lamar County Plat Records said Pecan Place Subdivision being parts of the William Scott Survey, Abstract No. 856 and a part of the John Skidmore Survey, Abstract No. 888;

BEGINNING at an iron pin set for corner at the Northeast corner of said Lot 12 also being the Northeast corner said Pecan Place Subdivision and being a part in the South Boundary Line of David street;

THENCE SOUTH 115.2 feet along the East boundary line of said Pecan Place Subdivision and along the East boundary line of said Lot 12 to an iron pin set for corner;

THENCE WEST 19.0 feet to an iron pin set for corner;

THENCE NORTH 20.0 feet to an iron pin set for corner;

THENCE WEST 61.0 feet along the North boundary of said Pecan Place to an iron pin set for corner;

THENCE NORTH 94.8 feet along the West boundary line of said Lot 12 to an iron pin set for corner;

THENCE NORTH 89 degrees 4 minutes East 80.0 feet along the South boundary line of David Street and along the North Boundary line of said Lot 12 to the PLACE OF BEGINNING.