

File In: Lamar County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

May 18, 2022

Notice is hereby given of a public nonjudicial foreclosure sale.

DEED OF TRUST:

Dated: June 30, 1998

Grantor: JACK DUNCAN

Substitute Trustee: Rebecca J. Thomas, Esq.
JOYCE W. LINDAUER ATTORNEY, PLLC

Lender: J.D.'s Dragon Corporation, a Washington corporation

Recorded in: Volume 790, Page 47 of the Official Public Records of Lamar County, Texas

Legal Description: A part of the W.G. MILLER SURVEY, No. 562, about 10 miles South 57 Deg. East from the City of Paris, and part of the 118.705-acre tract of land conveyed to Jack Duncan by deed of record in Book 91, Page 29, Lamar County Real Property Records; described by metes and bounds as follows:

BEGINNING at the NW corner of the Duncan tract of land above mentioned;

THENCE SOUTH 244.71 feet;

THENCE EAST 379.85 feet;

THENCE NORTH 244.09 feet;

THENCE WEST 279.85 feet to the place of beginning, and being the same property described in the deed from Joe Darren Moore et ux. to Jack Duncan, of records in Book 768, Page 203, Lamar County Real Property Records; reference being made to all the above mentioned instruments and records for all necessary purposes; also known as 1247 Cr 14420, Pattonville, Texas 75468.

Secures: PROMISSORY NOTE ("Note") dated November 4, 1997, in the original principal amount of \$55,500.00, as executed by BUCKLEY AND TINA GOODING payable to the order of Jack Duncan and transferred to J.D.'s Dragon Corporation on February 1, 1999.

Foreclosure Sale

Date: July 5, 2022

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: Lamar County Courthouse, at the following location:
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 J.D.'s Dragon's bid, as Lender, 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, J.D.'s Dragon's, the owner and holder of the Note, has requested the Substituted Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of J.D.'s Dragon's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with J.D.'s Dragon'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, the Substituted Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If J.D.'s Dragon 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.

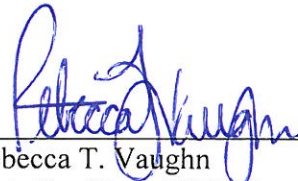
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 J.D.'s Dragon. 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, 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 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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Substitute Trustee for J.D.'s Dragon