

**POSTED**

AT 3:08 o'clock P M

**JAN 12 2021**

**NOTICE OF TRUSTEE'S SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

Date: January 11, 2021

SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By Sarah Enochs Deputy  
Sarah Enochs

**Original Lender, Current Holder, and Mortgage Servicer:** Shri Ganeshay, LLC, 7216 Braemar Ter., Colleyville, TX 76034.

**Note and Security Agreement:** A Promissory Note dated February 24, 2020 and being secured by a Deed of Trust also dated February 24, 2020 in the original amount of \$2,250,000.00 executed by Shrungi, LLC in favor of Shri Ganeshay, LLC in the and being filed of record under Instrument Number 202002526 in the Real Property Records of Wise County Texas.

**Property to be Sold is described as follows:** Lot 1, Block 1, Dry Creek Plaza, Phase II, an addition to the City of Bridgeport, Wise County, Texas, according to the plat recorded in Cabinet C, Page 546, Plat Records, Wise County, Texas save and except all permitted encumbrances set forth in **Exhibit B to to Special Warranty Deed**, attached to this notice.

**Date of Sale (first Tuesday of Month):** Tuesday, February 2, 2021

**Time of Sale:** The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

**Place of Sale:** The area of the Wise County Courthouse in Decatur, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

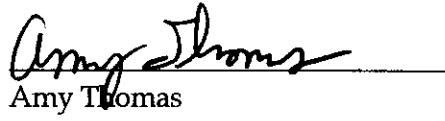
**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. Assert and protect your rights 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.**

**Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold. The 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 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 sale shall not cover any part of the property that has been released of public record from the lien 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 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 condition of the property.

Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: January 11, 2021

A handwritten signature in cursive script that reads "Amy Thomas". The signature is written in black ink and is positioned above a horizontal line.

Amy Thomas

Substitute Trustee

Haley & Olson, P.C.

100 N. Ritchie Rd., Suite 200

Waco, Texas 76712

Telephone: (254) 776-3336

Facsimile: (254) 776-6823

Email: [athomas@haleyolson.com](mailto:athomas@haleyolson.com)

**EXHIBIT B  
TO SPECIAL WARRANTY DEED  
PERMITTED ENCUMBRANCES**

1. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
2. Rights of tenants in possession under unrecorded leases or rental agreements.
3. All matters that would be reflected on a current survey.
4. A building set-back line, as disclosed by Plat.
5. Recording No.: Affects: Cabinet C, Page 546, Plat Records, Wise County, Texas Westerly 25'
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; Purpose: 1) 5' utility easement along the Northwest, North, East, and South lines; 2) 15' x 84' utility easement; 3) 24' Fire Lane & Public Access Easement. Recording No: Cabinet C, Page 546, Plat Records, Wise County, Texas
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; reserved by: Purpose: Recording Date: Recording No: E. R. Adams, et ux gas line easement November 15, 1950 Volume 176, Page 348, Real Property Records, Wise County, Texas.
8. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: City of Bridgeport, Texas, as provided in said document June 1, 2009 Volume 2052, Page 322, Real Property Records, Wise County, Texas.
9. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: City of Bridgeport, Texas, as provided in said document January 23, 2009 Volume 2017, Page 529, Real Property Records, Wise County, Texas.
10. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: Natural Gas Pipeline Company of America As provided in said document August 23, 1963, Volume 255, Page 421, Real Property Records, Wise County, Texas.
11. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: Texas Power & Light Company As provided in said document April 9, 1964, Volume 259, Page 526, Real Property Records, Wise County, Texas.

# NOTICE OF TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS  
COUNTY OF Wise

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on **February 12, 2015**, **Kevin White and Ashley White**, as grantor(s) executed a deed of trust to **Texas Land Home Sales, LP**, filed in **Deed Records, Wise County, Texas** certain real property located in the county of **Wise State of Texas**, and being more particularly described as **Lot 125, Coyote Ridge, Phase II-A**, to secure payment of one certain Real Estate Note in the amount of **\$74,500.00** (the note), the Deed of Trust being recorded in **Instrument Number 201501609**, Deed Records, **Wise County, Texas**.

WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and

WHEREAS, the undersigned **Trustee**, acting upon the request of **Texas Land Home Sales, LP** by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the Trustee as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in **February, 2021** at the **Wise County Courthouse, Decatur, Texas**. The same being **February 2, 2021**, At the southeast entrance of the Courthouse, 101 N. Trinity, in the City of Decatur, Texas.

**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.**

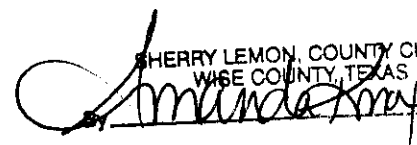
In Witness Whereof, this Notice of Trustee's Sale has been executed on **January 5, 2021**.

  
Emory Russell, Trustee

After Filing Return To:  
Texas Land Home Sales, LP  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

**POSTED**  
AT 9:59 o'clock A M

**JAN 11 2021**

  
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
Deputy

## EXHIBIT "A"

Being a 2.145 acre tract of land out of the A.J. Walker Survey, Abstract #861, situated in Wise County, Texas, and being a portion of that certain 350.066 acre tract in the A.J. Walker Survey, Abstract #861 and the M.E.P. & P.R.R. Co. Survey, Abstract #633, as conveyed to JCEF LIMITED, in Volume 538, Page 738, Real Records, Wise County, Texas, same being all of Tract 125. The bearings for this survey are based on the bearings as they appear in Volume 538, Page 738, Real Records, Wise County, Texas. Said 2.145 acre tract being described by metes and bounds as follows:

BEGINNING at a ½" iron rod set in the west line of the said 350.066 acre tract and being N 00°00'36" E 2155.70 Feet from the southwest corner of the said 350.066 acre tract of land, same being the southwest corner of Tract 125;

THENCE N 0°00'36" E, along the said west line a distance of 150.02 feet to a ½" iron rod set for the northwest corner of said Tract 125;

THENCE S 89°10'19" E, a distance of 624.08 feet to a ½" iron rod set on the west right . of way line of Coyote Trail a 60' private road, for the northeast corner of said Tract 125;

THENCE S 0°49'41" W, along the said west line of Coyote Trail, a distance of 150.00 feet to a ½" iron rod set for the southeast corner of said Tract 125;

THENCE N 89°10'19" W, along the south line of Tract 125, a distance of 621.94 feet to the POINT OF BEGINNING, and containing a computed area of 2.145 acres of land, more or less.

**SAID 2.145 ACRE TRACT ALSO BEING KNOWN AS TRACT 125, COYOTE RIDGE PHASE II-A, AN UNRECORDED SUBDIVISION IN WISE COUNTY, TEXAS.**

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

STATE OF TEXAS

COPY

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Wise

WHEREAS, on **December 8, 2009, Angela Bennet**, as grantor(s) executed a Deed of Trust, conveying to Kristi K. Frazier Special Needs Trust, transferred by Assignment of Lien to **KKF Supplemental Trust**, filed in **Deed Records, Wise County, Texas**, certain real property located in the County of **Wise**, State of Texas, and being more particularly described as **Lot 14, Cottondale, more specifically described in Exhibit A attached hereto and made a part hereof for all intents and purposes**, to secure payment of one certain Real Estate Note in the amount of, **\$26,942.40** (the note), the Deed of Trust being recorded in Deed Records, **Wise County, Texas**, in **Volume 2114, Page 845**. WHEREAS, (i) default has occurred in the payment of the Note secured by the Deed of Trust and/or in the performance of the covenants, agreements, and conditions set forth in the Deed of Trust, and (ii) the sums due and payable under the Note and the Deed of Trust are now wholly due and payable, and (iii) owner and holder of the Note, pursuant to the Deed of Trust has requested the undersigned to sell the property and satisfy the note, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust; and


WHEREAS, the undersigned **Substitute Trustee**, acting upon the request of **KKF Supplemental Trust**, by these presents is hereby posting, filing and giving notice of the foreclosure of the Deed of Trust and lien thereof in accordance with §51.002 of the Texas Property Code and the terms and provisions of the Deed of Trust.

NOW, THEREFORE, the undersigned, the **Substitute Trustee** as aforesaid, does hereby give notice that after due publication of this notice as required by law and the Deed of Trust, will sell the Property at Public Venue to the highest bidder, or bidders, for cash, at a time no earlier than **10:00 a.m.** and not later than **1:00 p.m.** on the first Tuesday in February 5, 2021 at the **Wise County Courthouse, Decatur, Texas**. The same being **February 5, 2021, At the southeast entrance of the Wise County Courthouse, 101 N. Trinity, in the City of Decatur, Texas**.

Substitute Trustee does give testimony under oath that to his knowledge, all of the debtors to whom notice was given were living on the date notice of sale was posted.

**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.**

In Witness Whereof, this notice of **Substitute Trustee's Sale** has been executed on January 5, 2021.

  
Emory Russell  
Substitute Trustee

After Filing Return To:  
KKF Supplemental Trust  
8659 White Settlement Rd.  
Fort Worth, Texas 76108

 **POSTED**  
AT 10:02 o'clock A M

JAN 11 2021

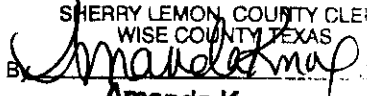
SHERRY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS  
By   
Amanda Knox

EXHIBIT "A"

BEING a 5.000 acre tract of land out of Block 73, LOWER MATAGORDA SCHOOL LAND SURVEY, ABSTRACT NO. 534, situated in Wise County, Texas, and being a portion of that certain 156.267 acre tract of land in said survey, as conveyed to Audra Frazier, Trustee, in Volume 566, Page 8, Real Records, Wise County, Texas, and this tract being described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{4}$ " iron pin set in the occupied East right of way line of a North-South county road for the Northwest corner of the herein described tract, and said iron pin being South 89°42'18" East, 30.00 feet and South 00°35'08" West, 897.16 feet from the Northwest corner of said Frazier tract;

THENCE South 89°42'18" East a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set for the Northeast corner of the herein described tract;

THENCE South 00°35'08" West a distance of 224.29 feet to a  $\frac{1}{4}$ " iron pin set for the Southeast corner of the herein described tract;

THENCE North 89°42'18" West a distance of 971.07 feet to a  $\frac{1}{4}$ " iron pin set in the East right of way line of said county road for the Southwest corner of the herein described tract;

THENCE North 00°35'08" East along the East right of way line of said county road, a distance of 224.29 feet to the POINT OF BEGINNING, and containing 5.000 acres of land.

(AKA LOT 14, COTTONDALE ESTATES, an unrecorded subdivision situated in Wise County, Texas.)

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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 status to the sender of this notice immediately.**

**DEED OF TRUST INFORMATION:**

Date: **April 11, 2017**

Grantor/Mortgagor(s): **Jason Rice & Texanna Wood Rice**

Original Mortgagee: **Legacy Housing Ltd.**

Current Mortgagee: **Legacy Housing Corporation f/k/a Legacy Housing Ltd.**

Original Principal: **\$58,400.00**

Recording Information: **2017-05223**

Property County: **Wise County, Texas**

Property Legal Description: **All that certain lot, tract or parcel of land described as Lot 49 Block 1 Country Living Estates, City of Newark, Wise County, Texas, commonly called 429 Country Living Dr. Newark, TX 76071, including a 2002 Galaxy 28x72 AH010213060A/B PFS0741184/85 including all personal property thereof.**

Property Address: **429 Country Living Dr., Newark, TX 76071**

**SALE INFORMATION:**

Date of Sale: **February 2, 2021**

Time of Sale: **10:00am – 1:00pm**

Place of Sale: **As the southeast door of the Wise County Courthouse, Decatur, Texas, or at the area designated by the Commissioner's Court of Wise County, Texas.**

Substitute Trustee(s): **Trey Tibbets or Alexander Wolfe**

Substitute Trustee(s) Address: **1600 Airport Frwy., Suite 100, Bedford, Texas 76022**

WHEREAS, the above-named Grantor previously conveyed the above-described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

**POSTED**  
AT 11:20 o'clock A M

**JAN 07 2021**

**SHERY LEMON, COUNTY CLERK  
WISE COUNTY, TEXAS**  
By Amanda Huse Deputy



WHEREAS, a default under the Note and Deed of Trust was declared, such default was not cured, and all sums secured by the Deed of Trust are by this instrument and with notice to the Grantor(s) declared immediately due and payable.

WHEREAS, the original Trustee has been removed and Trey Tibbets or Alexander Wolfe, either to act, have been appointed as Substitute Trustee and are authorized by Mortgagee to enforce the power of sale granted in the Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters, and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Trey Tibbets or Alexander Wolfe, either to act as substitute trustee, will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale shall begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property, to any exceptions referenced in the Deed of Trust or appearing of records to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including, but not limited to the implied warranties of merchantability and fitness for a particular purpose, shall be conveyed at the sale save and except the Grantor's warranties specifically authorized by Grantor in the Deed of Trust. The Property shall be sold "AS-IS", purchaser will buy the property solely at the purchaser's own risk and at his peril, and no representation is made by any party concerning the quality or nature of title to be acquired. Purchaser(s) will receive whatever interest Grantor or Grantor's assigns have in the Property subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the Property.
5. If the sale is set aside, found to be void, or invalidated for any reason, without regard to any fault by Mortgagee or the substitute trustee or any other party, the Purchaser at sale shall be entitled only to the return of funds paid for the purchase of the Property at foreclosure auction. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee, the duly appointed Substitute Trustee or any other party to the foreclosure sale.

Legacy Housing Corporation  
1600 Airport Frwy., Ste. 100  
Bedford, Texas 76022