



Freestone
County
Renee Reynolds
Freestone County
Clerk

Instrument Number: 2402720

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 13, 2024 02:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$8.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2402720
Receipt Number: 20240513000034
Recorded Date/Time: May 13, 2024 02:52 PM
User: Jamie M
Station: CCLERK02

Record and Return To:

MOLLY MCCOSLIN



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds
Freestone County Clerk
Freestone County, TX

Renee Reynolds

NOTICE OF FORECLOSURE SALE MAY 13 2024

RENEE REYNOLDS
Clerk County Court, Freestone County, Texas
By [Signature]

Deed of Trust:

Dated: April 28, 2023
Grantor: U.S. Webshark, LLC, a Texas Limited Liability Company
Trustee: Matthew C. Aycock
Lender: CR LENDING, LLC, a Texas Limited Liability Company, as to an undivided 100% interest
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2301789**, recorded on May 2, 2023, in the official Real Property (Deed) Records of FREESTONE County, Texas
Secures: **Promissory Note** ("Note") in the original principal amount of \$35,000.00, executed by Monty Benton Jr. and Joyce Maberry a/k/a Joyce Benton, Managing Members of and on behalf of U.S. Webshark, LLC ("Borrower") and payable to the order of Lender
Maturity Date: October 28, 2023

**Collateral Assignment
Notes, Loan Documents,
and Liens:**

Effective Date: December 6, 2023
Grantor: CR LENDING, LLC, a Texas Limited Liability Company
Grantee: ORIGIN BANK, a Louisiana State Bank
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2305403**, signed on December 7, 2023, and recorded on December 8, 2023, in the official Real Property (Deed) Records of FREESTONE County, Texas

Release of Lien:

Effective Date: March 28, 2024
Grantor: ORIGIN BANK, a Louisiana State Bank
Grantee: CR LENDING, LLC, a Texas Limited Liability Company
Loan Servicer: CONRAD PROPERTIES, LLC, a Texas Limited Liability Company
Recorded: **Instrument #2401928**, dated/signed on April 5, 2024, and recorded on April 5, 2024, in the official Real Property (Deed) Records of FREESTONE County, Texas

Promissory Note:

April 28, 2023; **\$35,000.00**, by Monty Benton Jr. and Joyce Maberry a/k/a Joyce Benton, Managing Members of and on behalf of U.S. Webshark, LLC ("Borrower") and payable to the order of Lender



Legal Description: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING LOT NUMBER THIRTY-TWO (32) AND LOT NUMBER THIRTY-THREE (33) OF APRIL COVE SUBDIVISION, SECTION V, FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, ENVELOPE 84, PLAT RECORDS OF FREESTONE COUNTY, TEXAS; and commonly known as 197 Deerwood, Streetman, FREESTONE County, Texas 75859

FORECLOSURE SALE:

Date: Tuesday, June 4, 2024

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.

Place: THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE FREESTONE COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE FREESTONE COUNTY COMMISSIONERS COURT.

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 Lender's or Loan Servicer's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Substitute Trustee: Bennett M. Wyse, Ted Gambordella, Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher and/or Sharon St. Pierre.

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, Lender, the owner and holder of the Note, or its Loan Servicer, 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 Lender's, or Loan Servicer'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.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender or Loan Servicer passes the Foreclosure Sale, then 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 Lender, or Loan Servicer. 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, 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY, SUBSTITUTE TRUSTEE, OR OTHER AUTHORIZED AGENT OF THE MORTGAGEE OR LOAN SERVICER.

SUBSTITUTE TRUSTEE:



Bennett M. Wyse, Substitute Trustee
Texas State Bar No. 24008315

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