

23073

FILED FOR RECORD

NOTICE OF FORECLOSURE SALE

DEC 12 2023
AT 2:25 O'CLOCK P.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By [Signature] Deputy

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **Property To Be Sold.** The property to be sold is described as follows:

615 S. Adams Street, Colorado City, TX 79512

The real property more particularly described on Exhibit "A" attached hereto and made a part hereof, together with the rights, appurtenances and improvements thereto and certain other personal property as more particularly described in the Deed of Trust referenced herein.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust (herein so called) executed by GO SOCIAL LLC ("Borrower") to Julie Pettit, Trustee for the benefit of APFSDEMM, INC., covering the property described above. The Deed of Trust is dated 3/23/2023 and is recorded under Instrument #230477 of the Real Property Records of MITCHELL County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 1/2/2024 (the first Tuesday of said Month)

Time: The sale shall begin no earlier than 1:00 P.M or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The sale will take place at the MITCHELL County Courthouse at the place designated by the MITCHELL County Commissioner's Court (if no such place is so designated, the sale will take place in the area where this Notice is posted)

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

4. **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 day 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 Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

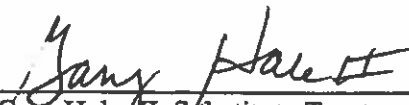
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (a) the unpaid principal and interest owing on that certain note (the "Note") dated 3/23/2023, in the original principal amount of \$145,000.00, executed by Borrower, and payable to the order of APFSDEMM, INC.; (b) and all renewals, modifications and extensions of the note. ; and (c) any and all present and future indebtedness of Borrower to APFSDEMM, INC. and/or READY MORTGAGE CORP. READY MORTGAGE CORP. is the current owner and holder of the Note and the Obligations and is the beneficiary under the Deed of Trust. READY MORTGAGE CORP. is also the current Lender (Mortgagee) Servicer of the Note.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

READY MORTGAGE CORP.
Attention: Shanna Kolp
301 S. Sherman Street, Ste. 117
Richardson, Texas 75081
Telephone: (972) 336-3339

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

DATED: 12/12/2023



Gary Hale, II, Substitute Trustee

3600 College Ave.
Snyder, TX 79549
(325) 242-7265

EXHIBIT "A"

615 S. Adams Street, Colorado City, TX 79512

Property Legal Description

The East 70 feet of Lot 1, Block 18th Waddell and Martin Addition (Mitchell County Plat Records, Slide Number 40) to the City of Colorado City Mitchell County, Texas. Being the same land described in a Deed to Randy Bullard and Julie Bullard, recorded in Mitchell County, Official Public Records Volume 774, Page 322. Described further by metes and bounds as follows:

BEGINNING: at a set 1/2-inch iron pin in the intersection, the north right-of-way of East Labelle Avenue and the west right-of-way of Adams Street for the southeast corner of Block 18, the southeast corner of Lot One, and the southeast corner of this tract.

THENCE: North 87 deg. 53 min. 06 sec. West -70.13 feet along the north right-of-way of East Labelle Avenue to a set 1/2-inch iron pin with yellow cap marked "Morris 2426", in the south line of Lot One and the south line of Block 18 for the southwest corner of this tract and the southeast corner of a tract of land described in a deed to Colorado City RV Park LLC, recorded in Mitchell County Official Public Records Volume 801, Page 801.

THENCE: North 02 deg. 04 min. 22 sec. East - 416.68 feet to an inaccessible point In the north line of Lot One and the north line of Block 18, and the south right-of-way of East Central Avenue for the northwest corner of this tract and the northeast corner of the Colorado City RV Park LLC tract.

THENCE: South 87 deg. 53 min. 06 sec. East 70.13 feet along the north line of lot One, the north line of Block 18, and the south right-of-way of East Central Avenue to a set 1/2- inch iron pin with yellow cap marked "Morris 2426", in the west right-of-way of Adams Street and the east line of Lot One and the east line of Block 18, for the north east corner of Lot One, the northeast corner of Block 1 Band the northeast corner of this tract.

THENCE: South 02 deg. 04 min. 22 sec. West - 416.68 feet along the west right-of-way of Adams Street, the east line of Lot One and the east line of Block 18, to the POINT OF BEGINNING.