

NO. _____ TIME 11:5pm

SEP 30 2022

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

By *[Signature]*

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Being Lot 27, Block 119, Lake Camelot, Section 2, an Addition in Tyler County, Texas, as recorded in the Office of the Tyler County clerk in Woodville, Texas. Plat File #215

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: November 1, 2022

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Tyler County in Woodville, Texas, at the following location: Tyler County Courthouse.

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.

3. 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. 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 executed by Gregory W .Scarborough et ux, Cheryl A. Scarborough. The deed of trust is dated October 24, 2016, and is recorded in the office of the County Clerk of Tyler County, Texas, in Volume 1157, Page 666 et seq, of the Real Property Records of Tyler County, Texas.

5. 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 (1) the promissory note in the original principal amounts of \$9,500.00, executed by Gregory W .Scarborough et ux, Cheryl A. Scarborough. (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Gregory W .Scarborough et ux, Cheryl A. Scarborough; and Lynda Sue Carver Cabat is the current owner and holder of the Obligations and are the beneficiary under the deed of trust.

As of March 29, 2021, there was owed \$ 4,511.57 on the note, being principal, interest and penalties, taxes and attorney fees plus a per diem of \$.04 on the unpaid balance.


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

Lynda Sue Carver Cabat
21306 Aurora park Drive
Richmond, TX 77406

6. 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 September 30, 2022.



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