

Notice of Foreclosure Sale

July 12, 2021

“Deed of Trust”:

Dated: February 10, 2020

Grantor: HP6 Properties, LLC
900 8th St., Ste. 815
Wichita Falls, Texas 76301
Wichita County.

Trustee: Patrick L. Murray
1401 Holliday St.
Wichita Falls, Texas 76301
Wichita County

Lender: Union Square Credit Union

Recorded in: Instrument 149317 of the real property records of Archer County,
Texas

Legal Description: A TRACT OF LAND IN ARCHER COUNTY, TEXAS, OUT OF THE LUCIEN HOPSON SURVEY, ABSTRACT 166, LYING DIRECTLY SOUTHEAST OF 329 QUAIL RUN, OUT OF A TRACT OF LAND RECORDED IN DOCUMENT NUMBER 148885, 2019, OFFICIAL PUBLIC RECORD OF ARCHER COUNTY, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LNE OF A TRACT OF LAND DEEDED TO AARON WRIGHT & RACHEL JACOBS, RECORDED IN DOCUMENT NUMBER 141114, 2016, OFFICIAL PUBLIC RECORDS OF ARCHER COUNTY, BEARING EAST 2429.72 FEET AND SOUTH 0°17'48" WEST 928.18 FEET FROM THE WESTERLY SOUTHWEST CORNER OF SAID ABSTRACT 166, FOR THE WESTERLY SOUTHWEST CORNER OF THIS DESCRIPTION; THENCE NORTH 0°17'48" EAST 1768.02 FEET ALONG THE EAST LINE OF SAID WRIGHT & JACOBS TRACT, TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°54'09" EAST 509.14 FEET TO A 1/2 INCH IRON ROD SET, IN THE WEST LINE OF A DEDICATED 40

FOOT LANE, FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;
 THENCE SOUTH 0°01'10" EAST AT 1823.77 FEET PASS A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT -OF-WAY OF QUAIL RUN, IN ALL A TOTAL DISTANCE 1854.52 FEET TO A 1/2 INCH IRON ROD SET IN THE CENTERUNE OF QUAIL RUN FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;
 THENCE WEST 369.38 FEET ALONG THE CENTERLINE OF QUAIL RUN, TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS DESCRIPTION;
 THENCE NORTH 59°42'12" WEST 173.20 FEET ALONG THE FENCED RIGHT-OF-WAY UNE OF QUAIL RUN, TO THE PLACE OF BEGINNING AND CONTAINING 21.75 ACRES OF LAND, MORE OR LESS.
 Commonly known as 22 Acres Quail Run, Wichita Falls, Texas 76310

Secures:

Note Description	Date	Original Amount	Borrower(s)
15420375	February 10, 2020	\$280,000.00	HP6 Properties, LLC

And all other indebtedness of Grantor.

Modifications and Renewals:

Modification and renewal dated October 15, 2019 (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Property:

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Guaranty:

The Note and all other indebtedness of Borrower to Lender is guaranteed by a Commercial Guaranty dated February 10, 2020, and executed by Hayden Jimmerson Price in favor of Lender.

Substitute Trustee:

Matthew D. Anderson, Anthony W. Bates, D. Todd Davenport and/or Peyton W. Cannedy

Substitute Trustee's Address:

3711 Maplewood, Suite 200
 Wichita Falls, Texas 76308

Foreclosure Sale:

Date: August 3, 2021

- 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 **11:00 a.m.** and not later than three hours thereafter.
- Place: North entrance of Archer County Courthouse Anex
112 E. Walnut St., Archer City, Texas 76351, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.
- 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 Union Square Credit Union's bid 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, Union Square Credit Union, the owner and holder of the Note, 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 Union Square Credit Union's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Union Square Credit Union'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 Union Square Credit Union 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 Union Square Credit Union. 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.

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.



MATTHEW D. ANDERSON,
Substitute Trustee