

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **June 30, 2022**, **Martin Home Solutions LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$82,000.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded in the **Real Property Records of Hardin County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot Number Sixteen (16) and One and one-half feet off the North side of Lot Fifteen (1 1/2' off N side of 15), in Block Number Thirty-seven (37), of the TOWN OF SILSBEE, an addition to the City of Silsbee, Hardin County, Texas, according to the Map or Plat thereof recorded in/under Volume 1, Page 242, Plat Records, Hardin County, Texas, commonly known as 500 South 11th Street, Silsbee, Texas, 77656; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **James W. King, Renee Roberts, Edye Petterson, Marc Henry, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 03, 2023**, being the first Tuesday of such month, at the county courthouse of **Hardin County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Hardin County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of **10:00 a.m.** and **4:00 p.m.** on said **TUESDAY, January 03, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of December 13, 2022.

Signature

Printed Name

Substitute Trustee

Matter No. 1689

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254

FILED FOR RECORD

2022 DEC 13 PM 4:30

CONNIE BECKTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*