

Notice of Foreclosure Sale

April 5, 2023

Deed of Trust ("Deed of Trust"):

Dated: October 6, 2017

Grantor: Jeff Calhoun and Missy Calhoun, husband and wife

Trustee: Patrick F. Doyle, Ethan Baker, Jana Hartnett, Donnie Quintanilla, Greg Henderson, or J. Don Reese

Beneficiary: Legacy Concepts, Inc., pursuant to transfer from the original beneficiary under the Deed of Trust, being Plain and Simple Investments, LLC, a Texas limited liability company

Recorded in: Instrument Number 172569, Official Public Records, Jones County, Texas; subsequently assigned to Legacy Concepts, Inc., under Instrument Number 230766, Official Public Records, Jones County, Texas

Legal Description: Being all of Lot 12, in Block 13, of the Continuation of TOM HOLMAN ADDITION to the Town of Hamlin, Jones County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$36,420.00, executed by Jeff Calhoun and Missy Calhoun, husband and wife ("Borrower"), and payable to the order of Lender

Substitute Trustee: Andrew Linn

Foreclosure Sale:

Date: Tuesday, May 2nd, 2023

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 10:00 a.m. and not later than three hours thereafter.

Place: South entrance to the Jones County Courthouse, or as designated by the Jones County 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 Legacy Concepts, Inc.'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, Legacy Concepts, Inc., 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 Legacy Concepts, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Legacy Concepts, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

POSTED NOTICE

DATE 4-5-23 **TIME** 3:35 PM

Shelton Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: _____

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 Legacy Concepts, Inc. 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 Legacy Concepts, Inc. 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.

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



Andrew Linn
Substitute Trustee
1312 Commercial Avenue
P.O. Box 149
Anson, Texas 79501
Telephone (325) 823-3236
Telecopier (325) 823-3224