

FILED

Notice of Acceleration and Notice of Substitute Trustee's Sale

2024 APR 16 PM 3:53

Date: April 16, 2024

Substitute Trustee: Tim Moore, Howard Parker, Charlotte Kincy, Herman Tyeskie, or Mike Beall

Brook Burnett
COUNTY CLERK
FRANKLIN COUNTY, TX

Substitute Trustee's Address: 1205 Tiffany Ln., Longview, TX 75604

Lender: SingleWing, LLC—Series SW U

Note: Real Estate Lien Note dated August 10, 2022, executed by James S. Irvine & Patti L. Irvine, payable to SingleWing, LLC--Series SW U.

Deed of Trust:

Date: August 10, 2022

Grantor: James S. Irvine & Patti L. Irvine

Lender: SingleWing, LLC--Series SW U, a separate series of SingleWing, LLC, a Texas series limited liability company

Recording information: Deed of Trust recorded as Document No. 166570, Official Property Records, Franklin County, Texas.

Property: All that certain tract or parcel of land situated in the County of Franklin, State of Texas, being in the G. Keith Survey, Abstract No. 261, being all of that certain called 0.275 acre tract described in Deed from Clovis Lowry to J.B. Lowry, dated January 27, 1959, recorded in Volume 78, Page 230, Deed Records of said County, and being a part of that certain Second Tract – called 1.711 acres described in Deed from Clovis Lowry, et ux, Inis, to J.B. Lowry, et ux, Cletta, dated May 4, 1970, recorded in Volume 99, Page 613, Deed Records of said County, and bounded as follows:

BEGINNING at a point for corner on the intersection of the West right-of-way line of Holbrook (being 40.00 feet perpendicular from centerline) and the South right-of-way line of Rutherford Street, being the NEC of called 0.275 acre tract;

THENCE South 00° 00' 00" East along the EBL of said 0.275 acre tract and the EBL of said Second Tract – called 1.711 acres and the West right-of-way line of Holbrook – 135.00 feet to a ½ inch iron rod (TSR) set for corner;

THENCE North 89° 50' 26" West – 175.00 feet to a ½ inch iron rod (TSR) set for corner;

THENCE North 00° 00' 00" West – 135.00 feet to a ½ inch iron rod (TSR) set for corner on the NBL of said Second Tract – called 1.711 acres, and on the South right-of-way line of said Rutherford Street;

THENCE South 89° 50' 26" East along the NBL of said Second Tract – called 1.711 acres and the NBL of said 0.275 acre tract, and the South right-of-way line of Rutherford Street - 175.00 feet to the PLACE OF BEGINNING, and containing 0.542 acres, more or less.

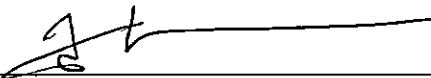
Date of Sale: May 7, 2023 TM 2024

Time of Sale: 1:00 P.M.

Place of Sale: At the area designated at the Franklin County, Texas, courthouse by the Commissioners Court for such sales, or if the Commissioners Court has not designated an area, then at the front courthouse steps of the courthouse of Franklin County, Texas.

The maturity of the note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Lender appointed a Substitute Trustee under the Deed of Trust. Because of the default in performance of the obligations of the Deed of Trust, Note Holder has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, the Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Tim Moore, Howard Parker, Charlotte Kincy,
Herman Tyeskie or Mike Beall, Substitute Trustee