

FILED

STATE OF TEXAS
COUNTY OF COLLIN

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2016 DEC 14 AM 9:55

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS

BY:  DEPUTY

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. **Property to be Sold:** The property to be sold is certain real property located in Collin County, Texas and more fully described as:

4711 Ruth Borchardt Drive, Frisco, Texas 75035; a/k/a

Lot 21, in Block K, of Cecile Place Phase II, an Addition to the City of Frisco, Collin County, Texas, according to the Map thereof recorded in Volume L, Page 95, of the Map Records of Collin County, Texas;

2. **Owner(s):** Mohmmad Masoudpour aka Mark Masoudpour

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

Date: Tuesday, February 7, 2017

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

Place: At the County Courthouse in Collin County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Hillcrest Lebanon Homeowners Association, Inc. a/k/a Hillcrest Meadows for the failure of the above-referenced owner(s) to pay assessments and related charges against the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$9,063.01, as of December 14, 2016.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

Dated: December 14, 2016



Jack Manning, Casey Meyers, and Lance Erickson, Attorneys & Substitute Trustees

MANNING & MEYERS
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE NAMED ASSOCIATION.