

**FILED**

**NOTICE OF FORECLOSURE SALE**

January 4, 2019

2019 JAN -4 PM 1:52

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

Deed of Trust: ("Deed of Trust"):

Dated: December 21, 2012.

Grantor: INTERNATIONAL MUSEUM OF CULTURES, a Texas nonprofit corporation.

Trustee: Kenneth R. Guest.

Lender: 411 E. HWY 67 PARTNERS, LTD, a Texas Limited Partnership.

Recorded in: Instrument Number 201200379874.

Legal Description: SUNSET VILLAGE SECTION 3, BLOCK A, LOT 1, ACS 102515; VOLUME 2002238/5801 DD11272002 CO-DC, 1367800A001002221367800A, DALLAS COUNTY, DUNCANVILLE, TEXAS 75137-4156. Commonly known as 411 E. Highway 67 Duncanville, Texas 75138-4156

Secures: FIRST PROMISSORY NOTE (\$700,000.00) ("Note") in the original principal amount of \$700,000.00, executed by INTERNATIONAL MUSEUM OF CULTURES, a Texas nonprofit corporation ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and any personal property described in and mortgaged in the Deed of Trust, including the real property described in the Legal Description above, and all rights and appurtenances thereto.

Substitute Trustee: Mark C. Snyder.

Substitute Trustee's Address: 627 Mercury Avenue, Duncanville, Texas, 75062.

Foreclosure Sale:

Date: Tuesday, February 5, 2019.

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: The area outside of the George Allen Courts Building Facing Commerce Street below the overhang, at 600 Commerce Street, Dallas, Texas.

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 411 E. HWY 67 PARTNERS, LTD'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, 411 E. HWY 67 PARTNERS, LTD, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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 411 E. HWY 67 PARTNERS, LTD 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, and any matters to which the Deed of Trust interest may have be surrogated, 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 411 E. HWY 67 PARTNERS, LTD. 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 LENDER, MORTGAGEE OR MORTGAGE SERVICER.**

  
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Dalton Lott  
President/CEO for Lender

  
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Mark C. Snyder  
Substitute Trustee  
627 Mercury Avenue  
Duncanville, Texas 75062  
Telephone (972) 594-1133  
Telecopier (972) 570-4498