

AFTER RECORDING, RETURN TO:

Garrett Crosby
c/o James C. Harvey
P. O. Box 190372
Dallas, Texas 75219

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
17 JUL -5 AM 11:33
BY: JMC/MS/MLP
DEPUTY

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

WHEREAS, on October 5, 2015, Daniel Emery & Paula Mullins executed a Deed of Trust conveying to Phillip Ruais, as Trustee, the real estate herein after described, to secure Garrett Crosby in the payment of the indebtedness in said Deed of Trust, said Deed of Trust recorded in Clerk's File No. 2016-908, OPR Records of Hunt County, Texas;

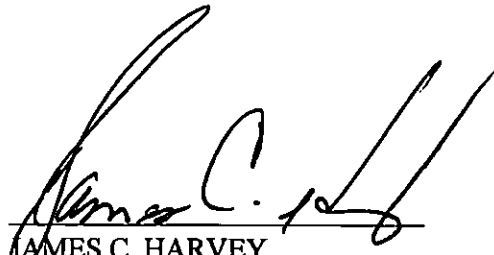
Whereas, default has occurred in the payment of said indebtedness, and the same is now wholly due. Garrett Crosby as the current owner and holder of said debt, has appointed James C. Harvey as Substitute Trustee in the place of said original Trustee, to sell said property to satisfy said indebtedness, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on the first Tuesday of August, 2017, between 1:00 p.m. and 4:00 p.m. I will sell said Real Estate at the Courthouse steps designated by the County Commissioners to be the place for such foreclosure sales, to the highest bidder for cash. The sale will begin at 1:00 p.m. but not later the three hours after that time. Said Real Estate is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.


The warranty contained herein is expressly limited to and the property will be sold subject to any other matters which are superior to the lien of the Deed of Trust, to the extent such matters are valid, in existence and affect the property.

WITNESS MY HAND on this 3rd day of July, 2017.


JAMES C. HARVEY

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me this 3 day of July, by James C. Harvey in the capacity therein stated.


Notary Public in and for the
State of Texas

My commission expires: 04-26-2020

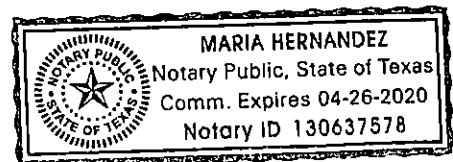


Exhibit "A"

All that certain lot, tract or parcel of land situated in West Tawakoni, Texas, and being Lot 2, of Shenandoah Station, an addition of West Tawakoni, Hunt County, the same as described in Document Number 2010-8069, filed July 13, 2010, Hunt County, Texas and being furthered identified on Hunt County Appraisal District as Property Number R78627.