

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

17 JUL -6 AM 10:27
BY: *Danya Strong*
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 19th day of September, 2016, AGAPE WORLD GROUP INCORPORATED executed a Deed of Trust conveying to James F. Bowen, Trustee, the real estate hereinafter described to secure SERVICE SOURCE SUPPLIERS, LLC, in the payment of a certain note in the original principal sum of \$575,000.00 therein described, said Deed of Trust being recorded in Clerk's Instrument No. 2016-12395 of the Real Property Records of Hunt County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

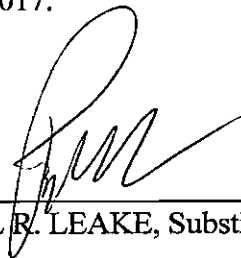
WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the original said Trustee, upon the contingency and in the manner authorized by said Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of August, 2017, in the area designated by the Commissioners Court, beginning at 10:00 a.m. and lasting no later than 1:00 p.m., I will sell said real estate at the Hunt County Courthouse, 2nd Floor, 2507 Lee Street, Greenville, Texas, to the highest bidder for cash.

Said real estate is described as follows:

Being all that certain 32.595 acre tract of land situated in the John Hart Survey, Abstract No. 504, the John McGrew Survey, Abstract No. 687, and McKings M. Knight Survey, Abstract No. 573, Hunt County, Texas and being the tract of land conveyed to Hunt County Holdings, LLC, a Texas limited liability company in deed recorded in Volume 1601, Page 350, Official Public Records, Hunt County, Texas, and being more particularly described on attached Exhibit "A" hereto and made a part of hereof:

WITNESS MY HAND this 5th day of July, 2017.



PAUL R. LEAKE, Substitute Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

Legal description of the land:

GF Number: R162092HU

BEING all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being part of the John Hart Survey, Abstract No. 504, and the John McGraw Survey, Abstract No. 087, being in the deed from Gutman Bros. To Hunt County Industrial N.V. recorded in the Deed Records of Hunt County in Volume 901 at Page 393 and being more particularly described as follows:

BEGINNING at the northwest corner of said Tract G at the intersection of the east right-of-way line of U.S. Highway No. 69 (also known as Joe Ramsey Boulevard) with the south right-of-way line of the Louisiana and Arkansas Railway;

THENCE S 81 deg. 49' 00" E with said south right-of-way line 1502.00 feet to the northernmost northeast corner of said Tract G, for a corner;

THENCE S 08 deg. 11' 00" W 75.00 feet to the northernmost interior corner of said Tract G, for a corner;

THENCE S 61 deg. 49' 00" E 269.00 feet to a middle northeast corner of said Tract G, for a corner;

THENCE S 01 deg. 41' 00" W 89.13 feet to a middle interior corner of said Tract G, for a corner;

THENCE S 07 deg. 14' 10" E 730.13 feet to the easternmost corner of said Tract G, for a corner;

THENCE S 00 deg. 14' 33" W 134.85 feet to an easternmost southeast corner of said Tract G, for a corner;

THENCE N 88 deg. 10' 57" W 306.92 feet to an interior corner of said Tract G in the center of Long Branch, for a corner;

THENCE in a southerly direction with said center of Long Branch as follows: S 13 deg. 51' 00" W 100.00 feet, S 19 deg. 57' 00" E 210.00 feet, S 00 deg. 14' 00" W 255.00 feet, S 38 deg. 24' 00" E 400.00 feet and S 00 deg. 00' 54" feet to the southernmost southeast corner of said Tract G in the north right-of-way line of the Missouri, Kansas and Texas Railroad, for a corner;

THENCE S 85 deg. 47' 44" W with said north right-of-way line 771.86 feet to the southeast corner of the 56.449 acres tract described in the deed to Gary P. Trammell recorded in the Official Public Records of Hunt County in Volume 792 at Page 515, for a corner;

THENCE N 01 deg. 59' 08" E with the east line of said 56.448 acres tract 1000.01 feet to the northeast corner of said tract, for a corner;

THENCE N 88 deg. 45' 24" W 1081.44 feet to the northwest corner of said 56.449 acres tract in said east right-of-way line of U.S. Highway No. 69, for a corner;

THENCE N 27 deg. 15' 28" E with said right-of-way line 588.67 feet to return to the Place of Beginning and containing 32.595 acres of land.