

**NOTICE OF TRUSTEE'S SALE**

**Date:** July 11, 2017

**Borrowers:** Jimmy Cummings, Inc.

**Mortgagee:** Billy Sheffield

**Note:** Real Estate Lien Note dated March 26, 2015, in the amount of \$150,000.00

**Deed of Trust**

**Date:** March 26, 2015

**Grantor:** Jimmy Cummings, Inc.

**Mortgagee:** Billy Sheffield

**Recording information:** Deed of Trust dated March 26, 2015, recorded as Document Number 2015-3207 in the Real Property Records of the County of Hunt, State of Texas.

**Property:**

See Exhibit "A" attached hereto and made a part hereof for all necessary purposes.

**County:** Hunt

**Substitute Trustee:** Brent A. Money

**Substitute Trustee's Addresses:** MONEY LAW FIRM  
2606 Lee Street  
Greenville, Texas 75401

**Date of Sale (first Tuesday of month):** August 1, 2017

**Time of Sale:** The sale will begin at 10:00 a.m. or not later than three hours after that time.

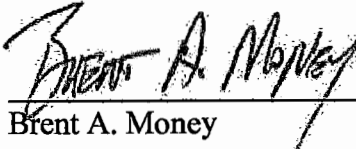
FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
17 JUL 11 PM 11:19  
BY: DEPUTY

**Place of Sale:** THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY, COURTHOUSE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS, OR AT THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE IN THE EVENT THE COURTHOUSE IS CLOSED, OR AS DESIGNATED BY THE COUNTY COMMISSIONS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Brent A. Money as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

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

SUBSTITUTE TRUSTEE

  
Brent A. Money

# Attach Exhibit "A"

## TRACT ONE

of the County of                    Hunt                    and State of    Texas                    , all of  
the following described real property in                    Hunt                    County, Texas, to-wit:

Being a tract or parcel of land South of the City of Greenville and being part of a large tract of land owned by Claude Martin in the Nathaniel Atteberry Survey, Abst. No. 26 and the T. Thompson Survey, Abst. No. 1056 and the M. Weatherford Survey, Abst. No. 1107 and being more particularly described as follows:

BEGINNING at point for corner in Easterly R.O.W. line of St. Hwy. No. 34 and said point being S. 1 deg E., 222 feet and West, 1728 feet and thence Northerly along Easterly R.O.W. of said hwy, a distance of 1087 feet from the N.W. corner of Lot No. 48 of SAND ACRES, SECTION ONE, a subdivision as shown by plat of record in Vol. 400, page 382 of the Hunt County Plat Records;

THENCE East, 338.5 feet to corner in middle of old abandoned railroad R.O.W.;

THENCE S. 5 deg E., 135 feet to point for corner in middle of said old railroad R.O.W.;

THENCE West, 310 feet, more or less to corner in Easterly R.O.W. line of said highway;

THENCE in Northwesterly direction along said hwy. R.O.W., 140 feet, more or less to place of beginning, and containing 1 acre of land, more or less.

## TRACT TWO

All that certain lot, tract or parcel of land lying and being situated in the County of Hunt, State of Texas, and being South of the City of Greenville, and being a part of a large tract of land owned by Claude Martin in the Nathaniel Atteberry Survey, Abstract No. 26, and the T. Thompson Survey, Abstract No. 1056, and the M. Weatherford Survey, Abstract No. 1107, and being more particularly described as follows:

BEGINNING at point for corner in the Easterly right of way line of State Highway No. 34 and said point being S. 1 deg. E., 222 feet and West, 1728 feet and thence Northerly along the Easterly right of way line of said State Highway No. 34, a distance of 1087 feet from the Northwest corner of Lot No. 48 of SAND ACRES, SECTION ONE, a subdivision as shown by plat of record in Volume 400, Page 382, of the Hunt County Plat Records;

THENCE in a Northwesterly direction along said Highway right of way 160 feet, more or less, to corner;

THENCE S. 83 deg. E., 361 feet, more or less, to point for corner in middle of old abandoned railroad right of way;

THENCE S. 5 deg. E., 105 feet, more or less, to corner;

THENCE West, 338.5 feet, more or less, to the place of beginning, and containing 1 acre of land, more or less.