

Notice of Substitute Trustee's Sale

Date: November 7, 2017

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: JOHN C. HELFRICH and CAROL L. HELFRICH

Note: Note dated March 25, 2016, in the original principal amount of \$9,077.00

Deed of Trust

Date: March 25, 2016

Grantor: BRIAN PARKER

Lender: JOHN C. HELFRICH and CAROL L. HELFRICH

Recording information: Deed of Trust recorded under Document No. 2016-3710 of the Official Public Records of Hunt County, Texas on March 28, 2016.

Property: All those certain lots, tracts or parcels of land situated in Van Zandt County and Hunt County, Texas, and described as being Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100, Lot 101, Lot 102, Lot 103, Lot 104, Lot 105, Lot 106 and Lot 107, Block A of Waco Bay Estates, an Addition to Van Zandt County, according to the plat thereof recorded in Volume 6, Page 53 and 54 of the Plat Records of Van Zandt County, Texas (the "Property"), more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.

County: Hunt

Date of Sale (first Tuesday of month): December 5, 2017

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: Hunt County Courthouse in Greenville, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
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BY: *D Strong*
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auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



GEORGE IVAN ALEXANDER, Trustee

Curtis, Alexander, McCampbell, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

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george@curtisalexander.net

Exhibit "A"

All that certain lot, tract or parcel of land situated in Van Zandt County and Hunt County, Texas, and being known as Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100, Lot 101, Lot 102, Lot 103, Lot 104, Lot 105, Lot 106 and Lot 107, Block A of Waco Bay Estates, an Addition to Van Zandt County, according to the Plat thereof recorded in Volume 6, Page 53 and 54 of the Plat Records of Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South line of Trout Drive at the Northwest corner of the above cited Lot 99; said point also being the Northeast corner of Lot 17;

THENCE N. 84 deg. 40 min. 34 sec. E. with the South line of Trout Drive a distance of 53.32 feet to a 1/2" iron rod found for corner at the Northeast corner of the above cited Lot 100, said point also being the Northwest corner of the above cited Lot 101;

THENCE S. 74 deg. 33 min. 03 sec. E. with the South line of Trout Drive a distance of 178.85 feet to a point for corner at the Northeast corner of the above cited Lot 107, said point also being the Northwest corner of Lot 108;

THENCE S. 15 deg. 50 min. 22 sec. W. with the East line of Lot 107 and the West line of Lot 108, passing a 1 1/2" iron pipe found at a distance of 2.81 feet, and continuing with the East line of Lot 107 and the West line of Lot 108, passing a 3/8" iron rod found at the Southeast corner of Lot 107, the Southwest corner of Lot 108, the Northwest corner of Lot 89 and the Northeast corner of the above cited Lot 90 at a distance of 70.19 feet, and continuing with the East line of Lot 90 and the West line of Lot 89 for a total distance of 139.94 feet to a 3/8" iron rod found for corner at the Southeast corner of Lot 90, said point also being the Southwest corner of Lot 89;

THENCE N. 74 deg. 43 min. 41 sec. W. with the South line of Lot 90, the South line of the above cited Lot 91, the South line of the above cited Lot 92, the South line of the above cited Lot 93, the South line of the above cited Lot 94, the South line of the above cited Lot 95 and the South line of the above cited Lot 96 a distance of 160.03 feet to a 1/2" iron rod found for corner at the Southwest corner of Lot 96, said point also being the Southeast corner of the above cited Lot 97;

THENCE S. 84 deg. 40 min. 34 sec. W. with the South line of Lot 97 and the South line of the above cited Lot 98 a distance of 25.66 feet to a point for corner in a pond;

THENCE N. 03 deg. 03 min. 44 sec. W., passing the end of a fence, and continuing along said fence for a total distance of 137.74 feet to the **POINT OF BEGINNING** and containing 0.670 acres of land.