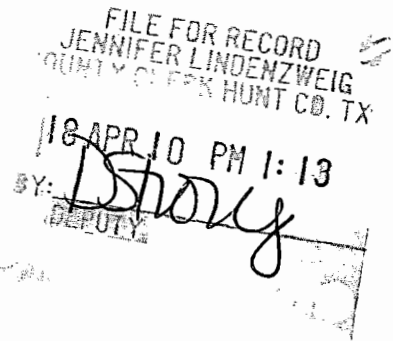


Notice of Substitute Trustee's Sale



Date: April 9, 2018

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$87,400.00

Deed of Trust

Date: May 24, 2013

Grantor: Edward E. Mardant, III and Crystal M. Mardant

Original Mortgagee:

Recording information: Document No.2013-7354, Hunt County, Texas

Property: EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF,
including all personal property secured by the security agreement included in the
Deed of Trust.

County: Hunt

Date of Sale (first Tuesday of month): May 1, 2018

Time of Sale: 1:00 p.m.

Place of Sale: at the base of the North steps including the common area at the base of the central
stairway on the second floor of the Hunt County Courthouse, 2500 Lee St., Greenville,
Texas 75401

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.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.


Mike Lester

Exhibit "A"

BEING all that certain lot, tract or parcel of land situated in the M.M. Knight Survey, Abstract No. 573, City of Greenville, Hunt County, Texas and being known as part of that tract of land described as Tract One in a Deed from Doris Anne Reese to Kim Cagle as recorded in Volume 1115, Page 298, of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner in the Southeast line of the M.K. & T. Railroad at the North corner of the above cited Tract One, said point also being the most Westerly northwest corner of Block A of the revised Plat of a portion of the Arnold Addition, an Addition to the City of Greenville, according to the plat thereof recorded in Volume 398, Page 558 of the Deed Records of Hunt County, Texas;

THENCE SOUTH 00 Degrees 37 Minutes 26 Seconds East with the East line of said Tract One and the West line of Block A, passing a ½ inch iron rod found at the Southwest corner of Block A at a distance of 62.99 feet and continuing with the East Line of said Tract One for a total distance of 132.97 feet to a ½ inch iron rod with plastic cap stamped "Stovall & Assoc." set hereinafter called ½ inch iron rod set for corner;

THENCE SOUTH 09 Degrees 45 Minutes 09 Seconds West a distance of 19.42 feet to a ½ inch iron rod set for corner;

THENCE SOUTH 89 Degrees 13 Minutes 32 Seconds West a distance of 169.97 feet to a ½ inch iron rod set for corner in the Southeast line of the M.K. & T. Railroad;

THENCE NORTH 48 Degrees 03 Minutes 11 Seconds East with the Southeast line of the M.K. & T. Railroad a distance of 230.98 feet to the Point of Beginning and containing 0.302 acre of land.