

Exhibit "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Caddo Mills, Hunt County, Texas, and being part of Catherine Havens Survey, Abstract No. 488, and being known as that tract of land described in a Deed from G. T. Stark, et al. to Stephen D. Hughes, et ux, as recorded in Volume 494, Page 570, of the

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Our File Number: 18-01764

Name: JUSTIN L JONES AND SPOUSE, NATALIE D JONES

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2004, JUSTIN L. JONES AND SPOUSE, NATALIE D. JONES, executed a Deed of Trust/Security Instrument conveying to CALVIN C. MANN, JR, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK, FA, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 11077, in Book 1189, at Page 306, in the DEED OF TRUST OR 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 has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JULY 3, 2018, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING PART OF CATHERINE HAVENS SURVEY, ABSTRACT NO. 488, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM G. T. STARK, ET AL, TO STEPHEN D. HUGHES, ET UX, AS RECORDED IN VOLUME 494, PAGE 570, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

Property Address: 2210 GREENVILLE STREET CADDO MILLS, TX 75135

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA 14221 DALLAS PARKWAY, SUITE 1000 DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 24 day of May, 2018.

[Handwritten signature]

Robert Lamont, Harriett Fletcher, David Sims, Jim O'Bryant, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jonathan Harrison, Patrick Zwiers, Ramiro Cuevas, Allan Johnston, Shawn Schiller, Darla Boettcher, Tonya Washington, Ronnie Hubbard, Dana Kamin, Lisa Bruno, Substitute Trustees

FILE FOR RECORD JENNIFER LINDENZWEIG COUNTY CLERK HUNT CO. TX MAY 24 PM 3:10

**Exhibit "A"**  
**DESCRIPTION**

All that certain lot, tract or parcel of land situated in the City of Caddo Mills, Hunt County, Texas, and being part of Catherine Havens Survey, Abstract No. 400, and being known as that tract of land described in a Deed from G. T. Stark, et al, to Stephen D. Hughes, et ux, as recorded in Volume 404, Page 570, of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found for corner at the Southwest corner of the above cited Hughes tract, and at the Northwest corner of a tract of land described in a Deed from Beulah Nelson to Virgie J. Biggs as recorded in Volume 705, Page 570, D.R.H.C.T.;

**THENCE** N. 01 deg. 54 min. 20 sec. E. along a fence line, and along the West line of said Hughes tract, a distance of 100.00 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." (hereinafter called 1/2" iron rod) set for corner at the Northwest corner of said Hughes tract, said point being in the South line of Greenville Street;

**THENCE** East (Directional Control Line) along the South line of said street, a distance of 76.00 feet to a 5/8" iron rod found for corner at the Northeast corner of said Hughes tract;

**THENCE** S. 01 deg. 54 min. 20 sec. W. along a fence line, and along the East line of said Hughes tract, a distance of 100.00 feet to a 1/2" iron rod set for corner at the Southeast corner of said Hughes tract;

**THENCE** West along the South line of said Hughes tract, and along the North line of the above cited Biggs tract, a distance of 75.00 feet to the POINT OF **BEGINNING** and containing 0.287 acres of land and being known as 2210 Greenville Street.

Doc 11077 BK Vol 1 Pg  
OR 1189 320

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**  
On: Jul 15, 2004  
at 09:49A

Document Number: 11077  
Amount 42.00

By  
Diane Wilburn  
Linda Brooks,  
County Clerk,  
Hunt County

STATE OF TEXAS      COUNTY OF HUNT

I hereby certify that this instrument was  
filed on the date and time stamped herein by me  
or my duly authorized representative in the volume and page  
of the same records of said County  
as stated herein by me.

Jul 15, 2004

Linda Brooks, County Clerk  
Hunt County

Any provision herein which restricts the sale,  
retail or use of the described REAL PROPERTY  
because of race, color, religion, sex,  
handicap, familial status or national origin  
is invalid and unenforceable under  
FEDERAL LAW, 3/12/89