

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that on Tuesday, the 7th day of August, 2018; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Hunt County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the Hunt County Courthouse, 2507 Lee Street, Greenville, Texas 75401.

Date of Deed of Trust: June 27, 2002

Maker: Jessie Lynn Hicks and Marcia Hicks

Original Trustee named in Deed of Trust: Robert L. Scott

Original amount of Secured Indebtedness: \$50,000.00

Original Beneficiary named in Deed of Trust: P & F Investments, Inc.

Holder of Note and Deed of Trust: Creede Capital, LP

Property described in Deed of Trust:

See "Exhibit A" attached herein and incorporated by reference.

Said Deed of Trust is recorded under Document No. 9736 in the Deed of Trust Records of Hunt County, Texas.

Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the property referenced above. August REI, LLC, Mortgage Servicer, is representing the current mortgagee, whose address is:

August REI, LLC
3960 Broadway Blvd, Ste 107
Garland, TX 75043
972.767.9219

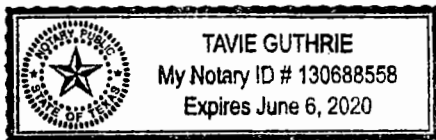
EXECUTED this 13 day of July, 2018

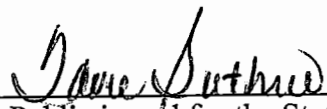

Tina Hill
Substitute Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 13th day of July, 2018, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

Exhibit A
1403 Tulane

BEING a lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being a part of the Lindley Johnson Survey, Abstract No. 537, and being Lot 13, Block One, HOLIDAY HILLS ADDITION, SECTION ONE, a recorded addition to said City, a plat of same being recorded in Vol. 400, page 92, File Cab. A-320, Hunt County Deed Records, and being the same tract of land in a Warranty Deed from Paul Eugene Burt and wife, Pamalee Burt to Daniel Floyd Viser and wife, Leona Viser, recorded in Vol. 713, page 889, Hunt County Deed Records and being more particularly described as follows:

BEGINNING at an iron rod found for corner on the south line of said addition, said corner bears S 80 deg. 52 min. 00 sec. W a distance of 300.00 feet from the southeast corner of Holiday Hills Addition, Section One;
THENCE S 80 deg. 52 min. 00 sec. W a distance of 70.02 feet to an iron rod found for corner;
THENCE N 87 deg. 33 min. 45 sec. W and along the common line of Lot 14 a distance of 157.07 feet to an iron rod found for corner on the south line of Tulane Street;
THENCE N 81 deg. 57 min. 00 sec. E and along the south line of Tulane Street a distance of 70.81 feet to an iron rod found for corner;
THENCE S 08 deg. 16 min. 18 sec. E and along the common line of Lot 12 a distance of 155.74 feet to return to the Place of Beginning and containing 0.2528 acres of land, and being known as 1403 Tulane Street, Greenville, Texas.

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK COUNTY CLERK HUNT CO. TX

18 JUL 16 AM 11:40

BY: *[Signature]*
DEPUTY