

Notice of Substitute Trustee's Sale

Date: April 22, 2019

Substitute Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: EMERITA VALERIA SPEIGHTS

Note: Note dated September 7, 2016 in the original principal amount of \$4,000.00

Deed of Trust

Date: September 7, 2016

Grantor: MIRIAM ALARCON & J. GUADALUPE ESPINOSA

Lender: EMERITA VALERIA SPEIGHTS

Recording information: Deed of Trust recorded at Document No. 2016-11842 of the Official Public Records of Hunt County, Texas.

Property:

TRACT (2)

Being all that certain lot, tract or parcel of land situated in the William Mason Survey, Abstract No. 650, Hunt County, Texas, being part of that tract of land described in deed to Emerita Valeria Speights, recorded in Document No. 2015-7145, Official Public Records, Hunt County, Texas and being 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): June 4, 2019

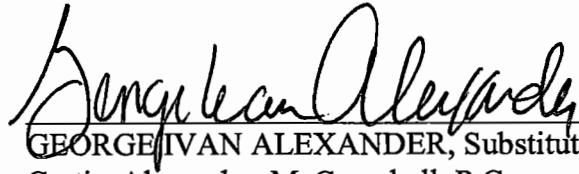
Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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 Substitute Trustee under the Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
19 APR 22 PM 3:53
BY: DEBBIE

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. 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, Substitute Trustee

Curtis, Alexander, McCampbell, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

Ph: (903) 455-8113

Fax: (903) 454-3371

george@curtisalexander.net

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT A 1/2 INCH IRON ROAD ROD FOUND FOR CORNER IN THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DARRELL L. SPEIGHTS, RECORDED IN VOLUME 818, PAGE 545, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID SPEIGHTS TRACT (DOC. NO. 2015-7145) AND THE APPARENT EAST CORNER OF LOT 23 OF THE AMENDED PLAT OF THE PRESERVE AT UNION VALLEY, AN ADDITION TO HUNT COUNTY, TEXAS, RECORDED IM VOLUME 400, PAGE 2025 AND CABINET "F", SLIDE 342, PLAT RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 30 MINUTES 42 SECONDS WEST, ALONG THE APPARENT NORTH EAST LINE OF LOTS 23, 22 AND 21 OF SAID ADDITION, A DISTANCE OF 529.58 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST LINE OF LOT 13 OF SAID ADDITION, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID SPEIGHTS TRACT (DOC. NO. 2015-7145) AND THE APPARENT NORTH CORNER OF SAID LOT 21;

THENCE NORTH 45 DEGREES 23 MINUTES 20 SECONDS EAST, ALONG THE APPARENT SOUTHEAST LINE OF SAID LOT 13, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST WESTERLY NORTH CORNER OF SAID SPEIGHTS TRACT (DOC. NO. 2015-7145) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SANDY GREENHAW, RECORDED IN DOCUMENT NO. 2011-4017, REAL RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 30 MINUTES 42 SECONDS EAST, ALONG THE APPARENT SOUTHWEST LINE OF SAID GREENHAW TRACT, A DISTANCE OF 300.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID SPEIGHTS TRACT (DOC. NO. 2015-7145) AND THE APPARENT SOUTH CORNER OF SAID GREENHAW TRACT;

THENCE SOUTH 44 DEGREES 10 MINUTES 13 SECOND WEST, OVER AND UPON SAID SPEIGHTS TRACT (DOC. NO. 2015-7145), A DISTANCE OF 82.32 FEET TO A 1/2 INCH IRON SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 44 DEGREES 30 MINUTES 42 SECONDS EAST, OVER AND UPON SAID SPEIGHTS TRACT (DOC. NO. 2015-7145), A DISTANCE OF 227.49 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHEAST LINE OF SAID SPEIGHTS TRACT (DOC. NO. 2015-7145) AND IN THE APPARENT NORTHWEST LINE OF SAID SPEIGHTS TRACT (VOLUME 818, PAGE 545), SAID POINT BEING THE MOST SOUTHERLY EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 23 MINUTES 20 SECONDS WEST, ALONG THE APPARENT NORTHWEST LINE OF SAID SPEIGHTS TRACT (VOLUME 818, PAGE 545), A DISTANCE OF 117.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 87,120.00 SQUARE FEET OR 2.000 ACRES OF LAND.