

# Notice of Trustee Sale

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COURTS HUNT CO. TX

19 MAY - 7 AM 11:45

BY: 

DEPUTY

Property To Be Sold. The property to be sold is described as follows:

**All that certain lot, tract or parcel of land situated in the FG Pankey Survey, Abstract No. 831, Hunt County, Texas and being Lot 5, Oak Ridge Estates, according to the plat thereof recorded in Volume 400, Page 916 and filed in Cabinet D, Slide 270 of the Plat Records of Hunt County, Texas and being commonly known as 7805 PR 2576, Quinlan, Texas ("Property").**

**Instrument To Be Foreclosed.** The instrument to be foreclosed is a Deed of Trust executed by **James William Kuipers and Stevi Michelle Seals** dated April 26, 2016 and recorded as Instrument No. 2019-04216, Real Property Records, Hunt County, Texas.

**Date, Time, And Place Of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 4, 2019.

Time: The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**Terms Of Sale.** Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

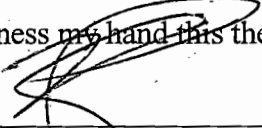
Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the sale.

**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 THE 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.**

**THIS INSTRUMENT APPOINTS THE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.**

Witness my hand this the 7th day of May, 2019.

  
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Kerry Lee Prisock, Trustee  
SBOT 24082005  
POB 1051  
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