


Notice of Trustee's Sale

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY

19 JUN -5 AM 8:15

BY: 
DEPUTY

Date: June 4, 2019

Substitute Trustee: Steve Shipp

Substitute Trustee's Address: 4000 Wesley Street, Suite E, Greenville, Texas
75401

Mortgagee: Kathie Sue Scott

Note: Note dated February 5, 2017 in the amount of \$47,300.00

Deed of Trust

Date: March 14, 2013

Grantor: Jeffrey Le Scott and wife Jennifer Lynn Scott

Mortgagee: Kathie Sue Scott (through lien transfer file no. 2017-12161, Hunt County)

Recording information: File number 2013-2995 and 2017-12161, Hunt County Real
Property Records

Property:

See Exhibit A attached hereto and incorporated herein as if copied herein verbatim, said exhibit describing 5.181 acres of land in the William Elam Survey, Abstract no. 293, Hunt County, Texas

County: Hunt

Date of Sale (first Tuesday of month): July 2, 2019

Time of Sale: 10:00 am to 4:00 pm

Place of Sale: North steps of the Hunt County Courthouse located at 2507 Lee Street, Greenville, Texas, including area 20 feet inside the north door on the second floor of the Courthouse.

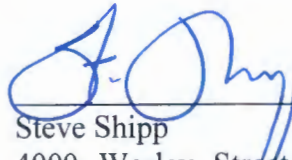
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A

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 Steve Shipp 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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 OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Steve Shipp
4000 Wesley Street, Suite E, Greenville, Texas
75401

SEE EXHIBIT A ATTACHED

EXHIBIT "A"

BEING all that certian lot, tract, or parcel of land situated in Hunt County, Texas, being part of the William Elam Survey, Abstract No. 293, being part of the 30 acres described in the deed from M.E. Graham, et ux, to Kathie Sue Scott recorded in the Real Property Records of Hunt County in Volume 36 at Page 567 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the northeast corner of said 30 acres tract, said corner being in the center of County Road No. 3326 and being further referenced by a 3/8 inch iron rod found off-set S 90 degree 00' 00" W 21.87 feet to a fence corner on the west line of said Road.

THENCE S 00 degrees, 00' 00" W along said center of Road a distance of 537.04 feet to a 1/2 inch iron rod set at the easternmost southeast corner of said 30 acres tract, for a corner;

THENCE S 88 degrees 13' 01" W, at 23.34 feet passing a 3/8 inch iron rod found for reference at a fence corner on the west line of said Road and continuing along a fence on the easternmost south line of said 30 acres tract for a total distance of 418.86 feet to a 3/8 inch iron rod found at a fence corner, for a corner;

THENCE N 00 degrees 42' 56" E along a fence 550.12 feet to a 1/2 inch iron rod set at a fence corner on the north line of said 30 acres tract, for a corner;

THENCE N 90 degrees 00' 00" E along said fence 411.78 feet to return to the Place of Beginning and containing 5.181 acres of land.

JLS
JLS

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2019-05376 APPST
04/23/2019 09:17 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas