

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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STATE OF TEXAS

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COUNTY OF HUNT

BY: _____
DEPUTY

DEED OF TRUST:

Date: April 23, 2018
Grantor: Nicholas Chase Drew
Original Beneficiary: Duane Lorton Family Trust, D. Phelps Trustee
Trustee: John Groom
Recording Info: Clerk's File No. 2018-06827 of the Real Property Records of Hunt County, Texas

CURRENT BENEFICIARY: Duane Lorton Family Trust, D. Phelps Trustee

SUBSTITUTE TRUSTEE: Randy Daniel and/or Cindy Daniel and/or Jim O'Bryant and/or Robert Lamont and/or David Garvin and/or Kelly Goddard.

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

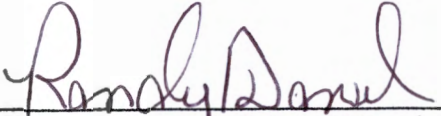
PROPERTY DESCRIPTION: Please see Exhibit "A" attached hereto and made apart hereof for all purposes.

DATE OF SALE: Tuesday, December 3, 2019
TIME OF SALE: No earlier than 1:00 PM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Hunt County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Hunt County Courthouse, or, if there is no such entrance, then at the west wall of the Hunt County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: November 12, 2019


Randy Daniel and/or Cindy Daniel and/or Jim O'Bryant and/or Robert Lamont and/or David Garvin and/or Kelly Goddard.
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471

Exhibit "A" Legal Description

All that certain Lot, Tract or Parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of the Finney Addition to the City of Greenville, Texas and being lot 7 of said addition more particularly described as follows:

BEGINNING at a ½" iron rod with cap stamped "Stovall & Assoc." (herein after called ½" iron rod) set for corner at the Northwest corner of Lot 12, said point also being at the intersection of the East line of Jackson Street with the South line of Dallas Street;

THENCE S. 89 deg. 63 min. 26 sec. E. with the South line of Dallas Street, a distance of 140.00 feet to a ½" iron rod set for corner at the intersection of the South line of Dallas Street with the West line of an alley, said point also being the Northeast corner of Lot 12;

THENCE South with the West line of said alley, a distance of 200.00 feet to a ½" iron rod set for corner at the Southeast corner of Lot 11, said point also being the Northeast corner of Lot 10;

THENCE N. 89 deg. 63 min. 26 sec. W. with the common line between Lots 10 and 11, a distance of 140.00 feet to a ½" iron rod set for corner at the Southwest corner of Lot 11, said point also being the Northwest corner of Lot 10 and being in the East line of Jackson Street;

THENCE North (Directional Control Line) with the East line of Jackson Street, a distance of 200.00 feet to the POINT OF BEGINNING and containing .643 acres of land.