


FILE FOR RECORD
SHERIFF LINDENZWEIG
COUNTY CLERK HUNT CO. TX

21 JAN 11 PM 12:07
BY: 
DEPUTY:

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENT
COUNTY OF HUNT *

WHEREAS, by Deed of Trust, dated **SEPTEMBER 24, 2019**, filed for record with the County Clerk of **HUNT** County, Texas, File #**2019-14162** of the Deed Records of **HUNT** County, Texas, executed by **WOOD INVESTMENT GROUP, LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNIDNG REALTY I, LLC**, the property situated in the County of **HUNT**, Texas, to wit:

AND FURTHER APPOINTED **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN OR KELLY GODDARD** AS SUBSTITUTE TRUSTEE, OF TARRANT COUNTY, TEXAS ON **JANUARY 7, 2021**, AND FILED ON **JANUARY 8th, 2021**, BEEN RECORDED IN **HUNT** COUNTY CLERK'S FILE # 2021-00391.

EXHIBIT "A"

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$129,500.00** executed by **WOOD INVESTMENT GROUP, LLC**, and made payable to **First Funding Realty I, LLC**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN OR KELLY GODDARD**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the **2nd day of FEBRUARY, 2021**, between the hours of 10:00 o'clock a.m. and 4:00

o'clock p.m. I will sell said real estate at the area of the County Courthouse in **HUNT** County for such sales, to the highest bidder for cash. Said sale will being at **1:00 o'clock P.M.**, or not later than three (3) hours thereafter.

WITNESS MY HAND this 7th day of JANUARY, 2021.

A handwritten signature in cursive script, appearing to read "Randy Daniel", written over a horizontal line.

Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont,
David Garvin or Kelly Goddard as Trustee

EXHIBIT A

All that certain lot, tract or parcel of land situated in the City of Commerce, Hunt County, Texas, and being part of Lots 10, 11 and 12 of Block 1 of College Heights Addition, an addition to said city as recorded in Volume 183, Page 34 of the Deed Records of Hunt County, Texas, and being part of a tract of land described in a Deed to Erica Neall as recorded in Volume 706, Page 124 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a Pk nail set for corner in Monroe Street at the Northeast corner of Lot 12 of Block 1 of said addition;

THENCE S. 00 deg. 14 min. 39 sec. W. with the East line of Lot 12, a distance of 57.61 feet to a 3/8" iron rod set for corner in the East line of Lot 12 and being in the West line of said street and being at the Northeast corner of a tract of land described in a Deed recorded in Vol. 893, Pg. 458 of the D.R.H.C.T.;

THENCE S. 88 deg. 52 min. 24 sec. W. with the South line of said Neall tract, a distance of 153.09 feet to a 1/2" iron rod found for corner at the Southwest corner of said Neall tract and being in the West line of said Lot 10;

THENCE N. 00 deg. 07 min. 42 sec. E. with the West line of Lot 10, passing a 1/2" iron rod found at a distance of 59.95 feet and continuing for a total distance of 61.27 feet to a point for corner at the Northwest corner of Lot 10 and being in the South line of an alley;

THENCE S. 89 deg. 45 min. 21 sec. E. with the South line of said alley, a distance of 153.17 feet to the POINT OF BEGINNING and containing 0.209 acres of land more or less.