


FILE FOR RECORD  
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BY:   
 DEPUTY

## NOTICE OF TRUSTEE'S SALE

**Date:** January 8, 2021

**Borrowers:** Richard Etchepareborde, Karen Etchepareborde, and Wilma Matthews

**Mortgagee:** Dustin Kramer Allgood, as assignee of the original noteholders, Lyndal Valentine and Vickie Lynn Valentine.

**Note:** Promissory Note dated May 12, 2008, in the amount of \$139,999.00.

### Deed of Trust

**Date:** May 13, 2008

**Grantors:** Richard Etchepareborde, Karen Etchepareborde, and Wilma Matthews

**Mortgagee:** Dustin Kramer Allgood, as assignee of the original noteholders, Lyndal Valentine and Vickie Lynn Valentine.

**Recording Information:** Deed of Trust dated May 13, 2008, and recorded as Document No. 2008-7956 (a/k/a Vol. 1753, Pg. 416) in the Official Public Records of Hunt County, Texas; and 3. Assignment and Transfer of Note and Lien dated September 22, 2020, by and between the Estate of Vicki Lynn Valentine and Dustin Kramer Allgood, and recorded as Document No. 2020-16333 in the Official Public Records of Hunt County, Texas.

**Property:** Attached as Exhibit A.

**County:** Hunt

**Substitute Trustee:** Brent A. Money

**Substitute Trustee's Addresses:** 2606 Lee St.  
 Greenville, TX 75401

**Date of Sale (first Tuesday of month):** February 2, 2021

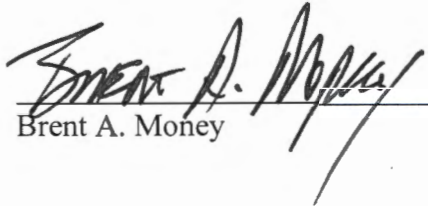
**Time of Sale:** The sale will begin at 10:00 a.m. or not later than three hours after that time.

**Place of Sale:** THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY, COURTHOUSE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS, OR AT THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE IN THE EVENT THE COURTHOUSE IS CLOSED, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Brent A. Money as Substitute Trustee of the Deed of Trust. Mortgagee has instructed Substitute Trustees to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

SUBSTITUTE TRUSTEE

  
Brent A. Money

## EXHIBIT A

All that certain lot, tract or parcel of land situated in the John Bordine Survey, Abstract No 39, Hunt County, Texas, and being part of that tract of land described in a Warranty Deed from Frank E. Gaillard to Harry K. Myers & Co., Inc. Pension Trust as recorded in Volume 897, Page 440 of the Deed Records of Hunt County, Texas and also being known as Lot 1, Lot 2, and Lot 3 of Gaillards Addition Phase I, an unrecorded Addition to Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a concrete Sabine River Authority monument found for corner in the north line of the Dallas Pump Station Road at the southwest corner of the above cited Lot 1;

THENCE N. 01 deg. 49 min. 41 sec. W. (Direction Control Line) along the Sabine River Authority "Take Line" and along the west line of Lot 1, Lot 2, and Lot 3, a distance of 225.12 feet to a point for corner at the northwest corner of Lot 3, said point also being the southwest corner of Lot 4, said point also being S. 01 deg. 49 min. 31 sec E. a distance of 74.05 feet from a 1/2" iron rod found for corner at the northwest corner of said Lot 4;

THENCE N 89 deg. 55 min. 01 sec. E. along the North line of Lot 3 and the south line of Lot 4 a distance of 206.62 feet to a point for corner in the west line of a 40' road at the northeast corner of Lot 3, said point also being the southeast corner of Lot 4, from which a 1/2" iron rod found bears N. 89 deg. 30 sec. E. a distance of 0.27 feet;

THENCE S 00 deg. 07 min. 42 sec. E along the west line of said road and the east line of Lot 1, Lot 2, and Lot 3 a distance of 225.10 feet to a 1/2" iron rod found for corner in the north line of the Dallas Pump Station Road at the southeast corner of said Lot 1;

THENCE N. 89 deg. 58 min. 34 sec. W. along the north line of the Dallas Pump Station Road and the south line of Lot 1 a distance of 199.94 feet to the Point of Beginning and containing 1.050 acres of land.