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FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

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DEPUTY

Notice of Substitute Trustee's Sale

Date: July 21, 2021

Substitute Trustee: Gaylene Lonergan
Lonergan Law Firm PLLC
12801 North Central Expressway, Suite 150, Dallas, Tx, 75243

Lender: Parco Development Company INC.

Contract For Deed: Contract For Deed dated June 5, 2014, in the original principal amount \$35,400.00, executed by Martin Edgardo Garza Rivera.

Contract For Deed:

Date: June 5, 2014

Grantor: Martin Edgardo Garza Rivera

Lender: Parco Development Company INC.

Recording information:

Recorded under Instrument Number 2018-16900 of the County Clerk's Records, Hunt County, Texas.

Property:

Approximately 6.19 acres, being shown as the tract #7 out of survey as shown on exhibit "A" a survey by Stovail & Associates P O Box 202 Greenville, Texas 75403, Tel: 903-450-1120, job # 130242-A, Sept 13, 2013, out of the John Roberts Survey A-870, Hunt County, Texas, as shown on attached exhibit "A", a metes & bounds survey.

Said Property more commonly known as 5505 FM 118, Greenville, TX 75401.

County: Hunt

Date of Sale: September 7, 2021

Time of Sale: 1:00 p.m. - 4 p.m.

Place of Sale: At the base of the Central stairway on the 2nd floor inside the Courthouse located at, 2507 Lee St, Greenville, TX 75401, or the base of the North steps outside of the Courthouse located at, 2507 Lee St, Greenville, TX 75401; in the event the Courthouse is closed on the first Tuesday of the month.

Gaylene Rogers Lonergan is Trustee as appointed by Lender. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

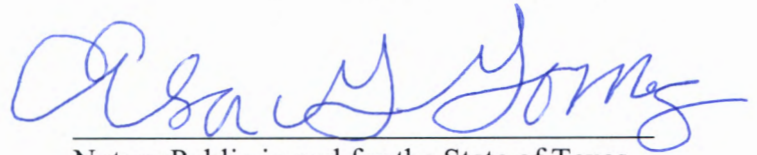
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.** The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


Gaylene Rogers Lonergan

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 12th day of August, 2021, by Gaylene Rogers Lonergan, Trustee.


Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

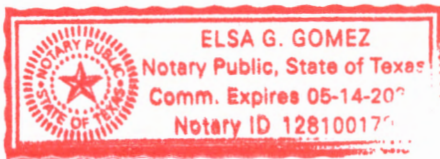


Exhibit "A"

All that certain lot, tract or parcel of land situated in the John Roberts Survey, Abstract No, 870, Hunt County, Texas, and being part of that tract of land described in a Deed from Nelle Henderson Porter to Dow Nelle Hooks as recorded in Volume 846, Page 585 of the Deed Records of Hunt County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from W.F. Lane, et ux, to Mrs. Eddie Henderson as recorded in Volume 121, Page 269 of the Deed Records of Hunt County, Texas (hereinafter called Subject Tract Two), and being part of that tract of land described in a Deed from W.R. Lane to M. McWhirter, et al, Trustees of the M.E. Church South at Midway In Hunt County, Texas, as recorded in Volume A-I, Page 621 of the Deed Records of Hunt County, Texas (hereinafter called Subject Tract Three), and being part of that tract of land described in a Deed from Johnny Jackson to Dow Nelle Porter Hooks recorded in Volume 658, Page, 226 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC," set (hereinafter called 1/2" iron rod set) for corner in the East line of F.M. Highway No. 118 at the Northwest corner of the above cited Subject Tract One, said point also being at the intersection of the East line of said highway with the South line of that tract of land described in a Deed from Lynn Jones, et al, to Lynn Jones as recorded in Volume 859, Page 191 of the Official Public Records of Hunt County, Texas;

THENCE S. 89 deg. 57 min. 26 sec, E, with the North line of said Subject Tract One and the South line of said Jones tract a distance of 1002.53 feet to a 3/8" iron rod found for corner at the Northeast corner of said Subject Tract;

THENCE S. 00 deg. 32 min. 41 sec. W. with the East line of said Subject Tract One and the most Northerly East line of the above cited Subject Tract Two a distance of 1893.01 feet to a 1/2" iron rod found for corner at the most Easterly Southeast corner of said Subject Tract Two;

THENCE S. 89 deg. 18 min. 28 sec. W, with the most Easterly South line of said Subject Tract Two a distance of 144.05 feet to a 1/2" iron rod found for corner at an interior corner of said Subject Tract Two;

THENCE S. 02 deg. 32 min. 57 sec. E. with the most Southerly East line of said Subject Tract Two a distance of 146.22 feet-to a point for corner in the North line of F.M, Highway No. 118 Spur at the intersection of the North line of said highway with the most Southerly East line of said Subject Tract Two, from which a 1/2" iron rod found bears N.02 deg. 32 min, 57 sec. W. a distance of 0.42 feet;

THENCE N. 89 deg. 16 min. 37 sec. W. with the North line of EM, Highway No. 118 Spur a distance of 203.59 feet to a 1/2" iron rod set for corner;

THENCE N. 00 deg. 43 min. 23 sec. E. a distance of 486.42 feet to a 1/2" iron rod set for corner;

THENCE N, 89 deg. 16 min. 37 sec, W. a distance of 286,86 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg, 43 min. 23 sec, W, a distance of 180.35 feet to a 1/2") iron rod set for corner:

Only Tract 7 Being 6.19 Acres out of the above metes & bounds is included in this Contract.

Said Property more commonly known as 5505 FM 118, Greenville, TX 75401.