

**Notice of Trustee's Sale**

**Date:** March 11, 2022

**Substitute Trustee:** Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** HTW Leonard, LLC by transfer from Sage Grove Investments, LLC, a Texas limited liability company

**Mortgagee's Address:**  
P. O. Box 2172  
McKinney, Texas 75070

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated December 2, 2019 in the amount of \$37,500.00

**Deed of Trust**

**Date:** December 2, 2019

**Grantor:** Melissa Jimenez

**Mortgagee:** Sage Grove Investments, LLC, a Texas limited liability company

**Recording information:** Document Number #2019-18381, Official Public Records of Hunt County, Texas

**Property:**

S3565 HTW Leonard Phase 1, Block A, Lot 3, Acres 1.501, Hunt County, Texas, Otherwise known as 8906 CR 1143, Leonard, Texas 75452.

**County:** Hunt County

**Date of Sale (first Tuesday of month):** April 5, 2022

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

**Place of Sale:** Area of the Hunt County Courthouse as designated by the Hunt County Commissioners Court

**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**


FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO. TX  
22 MAR 15 PM 12:46  
DEPUTY

ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard or as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style with a large, looped initial "R".

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