

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 OF SUBSTITUTE TRUSTEE'S SALE

DATE: JULY 7, 2022

NOTE: Note described as follows:

Date: SEPTEMBER 11, 2019
Maker: FINAL 4 CONSTRUCTION AND MANAGEMENT SERVICES, LLC
DBA FINAL 4 INVESTMENTS, LLC
Payee: FINANCE OF AMERICA COMMERCIAL, LLC
Original Principal
Amount: \$86,250.00

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 11, 2019
Grantor: FINAL 4 CONSTRUCTION AND MANAGEMENT SERVICES, LLC
DBA FINAL 4 INVESTMENTS, LLC
Trustee: ROBERTS & WILLIE, PLLC
Beneficiary: FINANCE OF AMERICA COMMERCIAL, LLC
Recorded: DOCUMENT NO. 2019-13423, Real Property Records, HUNT County, Texas, as corrected by 2020-08705 and 2020-08738.

LENDER: FINANCE OF AMERICA COMMERCIAL, LLC

BORROWER: FINAL 4 CONSTRUCTION AND MANAGEMENT SERVICES, LLC DBA FINAL 4 INVESTMENTS, LLC

PROPERTY: The property described as follows:

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
22 JUL 12 AM 11:11
DEPUTY

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

AUGUST 2, 2022, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In HUNT County, Texas, County Courthouse in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any

covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: SEPTEMBER 11, 2019
Grantor: FINAL 4 CONSTRUCTION AND MANAGEMENT SERVICES, LLC
DBA FINAL 4 INVESTMENTS, LLC
Trustee: ROBERTS & WILLIE, PLLC
Beneficiary: FINANCE OF AMERICA COMMERCIAL, LLC
Recorded: DOCUMENT NO. 2019-13423, Real Property Records, HUNT County,
Texas, as corrected by 2020-08705 and 2020-08738.

PROPERTY: The property described as follows:

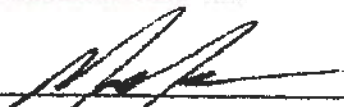
THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN, KELLY GODDARD

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of JULY 7, 2022**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

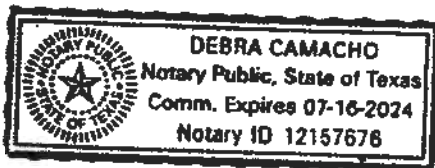
By: 

Name: Michael P. Merton, Attorney for
FINANCE OF AMERICA COMMERCIAL
LLC

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Merton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on JULY 7, 2022.




Notary Public, State of Texas

Notice of Sale executed by:

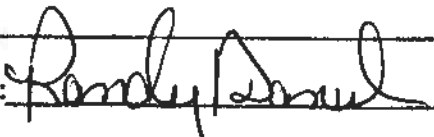
Name: 
Substitute Trustee

EXHIBIT A

Being that certain tract or parcel of land lying and being in Hunt County, Texas, to-wit:

A tract or land situated in Wolfe City, Hunt County, Texas, on the waters of South Sulphur, about 18 miles North of Greenville, out of the Headright Survey patented to H.B. Simmons assignee of Nicholas Violes,

BEGINNING at a stake on the East extension of Dallas Street, the NW corner of Lot No. 3 in the T.B. Miller Addition to the City of Wolfe City,

THENCE East 75 Feet a stake at the center of Lot No. 4;

THENCE South 140;

THENCE West 75 feet to a stake, the SE corner of Lot No. 2;

THENCE North 140 feet in the place of the beginning, being Lot 3 and the West half of Lot No. 4, being the same property conveyed by E.C. Onslott to J.M. Onstott as shown by the Hunt County Deed Records Vol. 231, Page 12 and the same property conveyed by E.L. Morris and Ludie Morris to Will Jernigan and Charlene Jernigan of record in Vol. 708, page 127, Hunt County, Deed Records.