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BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
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DEPUTY *[Signature]*

Notice of Substitute Trustee's Sale

Date: January 12, 2023

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$25,750.00

Deed of Trust

Date: February 28, 2012

Grantor: Esteban Valles and Gloria Alvarado Rodriguez

Original Mortgagee: LTH Finance, LLC, a Texas limited liability company

Recording information: Document No. 2012-3376, Hunt County, Texas

Property: All that certain lot, tract or parcel of land situated in Hunt County, Texas and being known as Lot 22 of Opportunity Hill Estates, according to the Plat thereof recorded in Volume 400, Page 1005, Plat Records Hunt County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Hunt

Date of Sale (first Tuesday of month): February 7, 2023

Time of Sale: 10:00 a.m.

Place of Sale: at the base of the North steps including the common area at the base of the central stairway on the second floor of the Hunt County Courthouse, 2500 Lee St., Greenville, Texas 75401

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.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester