

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
at 10:33 o'clock 12 M

THE STATE OF TEXAS §

MAR 10 2023

COUNTY OF HUNT §

BECKY LANDRUM
County Clerk, Hunt County, Tex.

By *ja*

Date: March 8, 2023

Deed of Trust:

Date: September 28, 2022

Grantor: Daniel Paredes and Nancy Paredes, 3137 Honeycomb Way, Royse City, Texas 75189

Beneficiary: Summit Ranch Investments Ltd., P.O. Box 1249, San Marcos, Texas 78667

Recorded in: Clerk's Document Number 2022-24238, Official Public Records, Hunt County, Texas.

Property: Lots One (1) AND Two (2) in Emma Acres, Hunt County, Texas, according to the map or plat thereof recorded in Clerk's Document Number 2022-18213, Deed and Plat Records of Hunt County, Texas#2022-24238.

Date of Sale: April 4, 2023

Time of Sale: The earliest time at which the sale will occur is 11:00am and no later than 2:00pm.

Place of sale of Property: Hunt County Courthouse, Greenville, Texas
2507 Lee Street, 2nd Floor, Greenville, Texas 75401

Designated Area: The common area at the base of the central stairway on the 2nd floor inside the courthouse (or at the base of the north steps outside the courthouse in the event that the courthouse is closed) and more particularly described above, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee – Bart Galle or John Mays
or Sue Potts or Susan Waterman or Sarah Helm**

**For more information:
P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115**