


4-4-23

CJAP, LLC, Noteholder  
August REI, LLC, Loan Servicing Company  
Ghrist Law Firm PLLC (hereinafter "Attorney")

2023 MAR 14 PM 3:10

Gerardo Contreras  
2525 Utica Dr. Dallas, TX 75227

BY:   
DEPUTY

Sent via first class mail and CMRR # 9171 9690 0935 0295 0096 55 on 3/14/2023

Gerardo Contreras  
333 El Rio Dr. Mesquite, TX 75150

Sent via first class mail and CMRR # 9171 9690 0935 0295 0096 48 on 3/14/2023

Gerardo Contreras  
2615 Polk St. Greenville, TX 75244

Sent via first class mail and CMRR # 9171 9690 0935 0295 0096 31 on 3/14/2023

**NOTICE OF TRUSTEE'S SALE**

WHEREAS Gerardo Contreras and executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hunt County, Texas and is recorded under Clerk's File/Instrument Number 2018-01757, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 4<sup>th</sup> day of April, 2023

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hunt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract of parcel of land situated in the City of Greenville, Hunt County,

Texas, and being part of Block 363 of said City and described as follows: Beginning at the Northwest corner of said Block 363, same being the intersection of the South Boundary Line of Polk Street and the East Boundary Line of St. John Street; THENCE South with the East Boundary Line of St. John Street 80 feet, an iron stake; THENCE East 59 feet to an iron stake; THENCE North 80 feet to an iron stake on the South Boundary Line of Polk Street; THENCE West 59 feet to the PLACE OF BEGINNING. commonly known as 2615 Polk St., Greenville, TX 75401

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, 4016 Gateway Drive, Suite 130, Colleyville, Texas, 76034.  
The senders of the notice also include those names listed below.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

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.

The maturity date on the promissory note is hereby accelerated. The entire remaining principal balance is now due and owing at this time.

GHRIST LAW FIRM PLLC



Ian Ghrist or Richard Ramsey

Substitute Trustee(s)

4016 Gateway Drive, Suite 130

Colleyville, Texas 76034

Phone: (817) 778-4136