

1 E-14

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
 * KNOW ALL MEN BY THESE PRESENT
COUNTY OF HUNT *

WHEREAS, by Deed of Trust, dated **MAY 16, 2022**, filed for record with the County Clerk of **HUNT** County, Texas, File #**2022-11880** of the Deed Records of **HUNT** County, Texas, executed by **PINEGATES LLC**, to **CHARLES C. GUMM, III** or **CARRIE WAIBEL**, as Trustee, Lender for **FIRST FUNDING INVESTMENTS, INC.**, the property situated in the County of **HUNT**, Texas, to wit:

EXHIBIT "A"

(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of **\$3,000,000.00** executed by **PINEGATES LLC**, and made payable to **First Funding Investments, Inc.**;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, ROBERT LAMONT, DAVID GARVIN OR KELLY GODDARD**, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

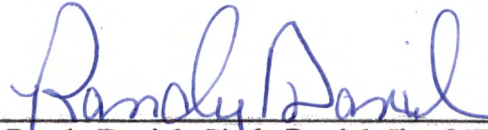
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the **1st day of AUGUST, 2023**, between the hours of **10:00 o'clock a.m.** and **4:00 o'clock p.m.** I will sell said real estate at the area of the County Courthouse in **HUNT** County for such sales, to the highest bidder for cash. Said sale will being at **1:00 o'clock P.M.**, or not later than three (3) hours thereafter.

"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.

WITNESS MY HAND this 7th day of JULY, 2023.



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

FILED FOR RECORD
at 9:35 o'clock A M

JUL 11 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas and being Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block A, of Pinegates Village according to the Plat thereof recorded in Cabinet G, Slide 247, Plat Records Hunt County, Texas.

Together with License Agreement recorded under document number 2014-12508, OPR Records Hunt County, Texas and being described as follows:

Being that certain 2,012 square feet (0.046 acre) tract of land situated in the John McGrew Survey, Abstract No. 687, City of Greenville, Hunt County, Texas, and being a portion of that certain tract of land to St. Louis & Southwestern Railway (recording information unknown), and being more particularly described as follows:

COMMENCING at a 1-1/2 inch iron pipe found in the south right-of-way line of said Railway (a called 100' right-of-way), same being the northeast corner of that certain tract of land to One Ranch View, Ltd., by deed recorded in Volume 722, Page 415, Deed Records, Hunt County, Texas, same being the northeast corner of that certain tract of land to Jos Day, by deed recorded in Volume 461, Page 272, said Deed Records;

THENCE South 85 deg. 48 min. 04 sec. West, along the common line of said One Ranch View tract and the south line of said Railway, a distance of 317.81 feet to a point for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 85 deg. 48 min. 04 sec. West, continuing along the common line of said One Ranch View tract, and the south line of said Railway, a distance of 20.12 feet to a point for the southwest corner of the herein described tract, same being the northwest corner of said One Ranch View tract, same being the northeast corner of that certain tract of land to One Ranch View Ltd by deed recorded in Volume 751, Page 66, aforesaid Deed Records;

THENCE North 02 deg. 10 min. 16 sec. East, through the interior of said Railway right-of-way a distance of 100.62 feet to a point for the northwest corner of the herein described tract from which a 1/2 inch iron rod found for the northeast intersection of the north right-of-way line of said Railway with the southeast right-of-way line of U.S. Highway No. 69 bears South 85 deg. 47 min. 44 sec. West, 824.29 feet, said corner being in the north right-of-way line of said Railway, same being in the south line of that certain tract of land to Pinegates, LLC, by deed recorded in County Clerk's File No. 2014-7455, Official Public Records, Hunt County, Texas;

THENCE North 85 deg. 47 min. 44 sec. East along the common line of said Railway, and said Pinegates tract, a distance of 20.12 feet to a point for the northeast corner of the herein described tract;

THENCE South 02 deg. 10 min. 16 sec. West, through the interior of said Railway right-of-way, a distance of 100.62 feet to the POINT OF BEGINNING and containing 2,012 square feet or 0.046 acre or computed land, more or less.