

9-51-20

**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:** AUGUST 11, 2023

**NOTE:** Note, as subsequently amended, described as follows:

**Date:** MAY 12, 2000  
**Maker:** LEA B. JACKSON  
**Payee:** THE AMERICAN NATIONAL BANK OF TEXAS  
**Original Principal**  
**Amount:** \$30,000.00

FILED FOR RECORD  
at 2:41 o'clock P M

AUG 15 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Becky*

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** MAY 12, 2000  
**Grantor:** LEA B. JACKSON  
**Trustee:** JOHN DAVIDSON  
**Beneficiary:** THE AMERICAN NATIONAL BANK OF TEXAS  
**Recorded:** VOLUME 0655, PAGE 553, Real Property Records, HUNT County, Texas

**LENDER:** THE AMERICAN NATIONAL BANK OF TEXAS

**BORROWER:** LEA B. JACKSON

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND

ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF THE NATIONAL ARCHIVES AND IS LOANED TO YOU BY THE NATIONAL ARCHIVES. IT IS TO BE KEPT IN THE ORIGINAL CONDITION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FOR MORE INFORMATION, CONTACT THE NATIONAL ARCHIVES AT (301) 837-1000.

### OFFICE OF THE ATTORNEY GENERAL STATE OF TEXAS

THE ATTORNEY GENERAL HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT OF THE ABOVE-ENTITLED INSTRUMENT AND TO CERTIFY THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN HIS OFFICE. THE INSTRUMENT IS FILED IN HIS OFFICE FOR THE RECORD AND TO BE KEPT IN THE ORIGINAL CONDITION AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FOR MORE INFORMATION, CONTACT THE NATIONAL ARCHIVES AT (301) 837-1000.

NOTARIAL PUBLIC STATE OF TEXAS

DATE: 12/12/2011

COUNTY: DALLAS

NAME: JAMES EARL RAY  
ADDRESS: 1234 MAIN ST  
CITY: DALLAS, TEXAS 75201

TO: THE COUNTY CLERK OF DALLAS COUNTY, TEXAS

TYPE: AFFIDAVIT  
REASON: TO PROVE THE VALIDITY OF THE INSTRUMENT  
FILED: 12/12/2011

STATE: TEXAS

BY: JAMES EARL RAY

WITNESSED AND SUBSCRIBED AT DALLAS, TEXAS, THIS 12TH DAY OF DECEMBER, 2011.

THE SIGNATURE OF THE ABOVE-NAMED PARTY IS HEREBY VERIFIED AS BEING THE SIGNATURE OF SAID PARTY BY THE NOTARIAL PUBLIC AND HIS SEAL IS HEREBY AFFIXED TO THIS INSTRUMENT.

NOTARIAL PUBLIC STATE OF TEXAS

12/12/2011

NOTARIAL PUBLIC STATE OF TEXAS

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:**

SEPTEMBER 5, 2023, 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: MAY 12, 2000  
Grantor: LEA B. JACKSON  
Trustee: JOHN DAVIDSON  
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS  
Recorded: VOLUME 0655, PAGE 553, Real Property Records, HUNT County, Texas

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, 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 AUGUST 11, 2023**, 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.



## EXHIBIT A

**BEING** a part of Block No. 127 according to A. D. Duck's Map of said City of Greenville, and being particularly described as follows:

**BEGINNING** at a stake the Northwest corner of a lot heretofore conveyed by Dave Ablowich and wife to J. F. Adkinson by deed dated July 23, 1926, recorded in Hunt County Deed Records Book 311, page 36;

**THENCE** West with the North boundary line of said Block No. 127, a distance of 75 feet, more or less, to the Northwest corner of the lot herein conveyed, same also being the Northwest corner of the original tract heretofore conveyed to Dave Ablowich by T. A. Smith and wife, M. V. Smith by Deed dated May 19, 1919, recorded in Hunt County Deed Records Book 246, page 286;

**THENCE** South a distance of 145 feet, the Northwest corner of a tract or parcel of land heretofore conveyed by grantors to Dave Ablowich, Jr. by Deed dated December 28, 1929, recorded in Hunt County Deed Records Book 329, page 391;

**THENCE** East along the North boundary line of said Dave Ablowich, Jr. lot 75 feet, more or less, stake for corner;

**THENCE** North along the West boundary line of said J. F. Adkinson lot, 145 feet to the Place of Beginning.