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FILED FOR RECORD
at 12:00 o'clock P M

OCT 17 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

0000009673070

QUINLAN PARKWAY
QUINLAN, TX 75474

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: November 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 10, 2019 and recorded in Document CLERK'S FILE NO. 2019-06631 real property records of HUNT County, Texas, with JOSE LUIS RUBIO AND HERENDIRA MARTINEZ, grantor(s) and ROBERT JOHN CROWELL, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE LUIS RUBIO AND HERENDIRA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$140,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROBERT J CROWELL is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ROBERT J CROWELL, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROBERT J CROWELL
213 SOVEREIGN COURT
ROCKWALL, TX 75032



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-17-23 I filed at the office of the HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: Randy Daniel
Date: 10-17-23

EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE GEORGE POLLETT SURVEY, ABSTRACT NO. 821, HUNT COUNTY, TEXAS, AND BEING PART OF A 50.22-ACRE TRACT OF LAND CONVEYED TO STACEY SMITH BY DEED RECORDED IN VOLUME 1384, PAGE 567, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE F.M. HIGHWAY NO. 35 (120' R.O.W.) A.K.A. S.H. NO. 276 AND QUINLAN PARKWAY, FOR THE SOUTHEAST CORNER OF SAID 50.22-ACRE TRACT AND THE SOUTHWEST CORNER OF A 34.82-ACRE TRACT OF LAND CONVEYED TO CAPITOL LIMOUSINE SERVICE, INC. BY DEED RECORDED IN VOLUME 1594, PAGE 287, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 38' 14" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE F.M. HIGHWAY NO. 35 (120' R.O.W.) AND THE SOUTH LINE OF SAID 50.22-ACRE TRACT, A DISTANCE OF 302.71 FEET TO A 3/8" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID 50.22-ACRE TRACT AND THE SOUTHEAST CORNER AT A 1.8372 ACRE TRACT OF LAND CONVEYED TO STACEY SMITH BY DEED RECORDED IN VOLUME 1462, PAGE 207, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE, NORTH 02 DEGREES 29' 25" WEST, ALONG A WEST LINE OF SAID 50.22 ACRE TRACT AND THE EAST LINE OF SAID 1.8372 ACRE TRACT, A DISTANCE OF 398.94 FEET TO A 1/2" IRON PIN FOUND FOR A RE-ENTRANT CORNER OF SAID 50.22 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.8372 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 41' 23" WEST, ALONG A SOUTH LINE OF SAID 50.22 ACRE TRACT AND THE NORTH LINE OF SAID 1.8372 ACRE TRACT, A DISTANCE OF 95.32 FEET TO A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129 FOR CORNER;

THENCE, NORTH 01 DEGREES 39' 11" WEST, A DISTANCE OF 243.46 FEET TO A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129" FOR CORNER;

THENCE, NORTH 88 DEGREES 20' 49" EAST, A DISTANCE OF 402.92 FEET TO A 1/2" IRON PIN SET WITH YELLOW CAP STAMPED CCG INC RPLS 5129 FOR CORNER ON THE EAST LINE OF SAID 50.22 ACRE TRACT AND ON THE WEST LINE OF SAID 34.82 ACRE TRACT;

THENCE, SOUTH 01 DEGREES 44' 05" EAST, ALONG THE EAST LINE OF SAID 50.22 ACRE TRACT AND THE WEST LINE OF SAID 34.82 ACRE TRACT, A DISTANCE OF 637.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 218,975 SQUARE FEET OR 5.027 ACRES OF LAND.