

3-4 F/E

FDRE 401k Plan, Tamsyn Campbell, trustee as Transferee of a 45.455% undivided interest and FDRE 401k Plan, David Campbell, trustee as Transferee of an undivided 54.545% interest, Noteholder
August REI, LLC, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Elvia Yadira Contreras Barajas

1110 S. Patterson St., Campbell, TX 75422-2805

Sent via first class mail and CMRR # 9489 0178 9820 3031 7784 55 on 02.11.2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Elvia Yadira Contreras Barajas 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 2021-09669, 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 4th day of March, 2025

Time: The sale shall begin no earlier than 12:00 P.M. 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:

TRACT 1: Being a portion of Block 5 the J.F. Beasley Second Addition to the Town of Campbell, Hunt County, Texas, according to the plat thereof, recorded in Volume 185, Page 590, Plat Records, Hunt County, Texas, same being that tract of land conveyed to Alexis L. Reid, by deed recorded in Instrument No. 2018-00938, Official Public Records of Hunt County, Texas (Tract 1), and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to James R. Baber and wife, Martha A. Baber, by deed recorded in Volume 808, Page 99, Deed Records of Hunt County, Texas, and lying along the South line of S. Patterson (aka FM 513, public right-of-way); THENCE South 89 degrees 50 minutes 34 seconds East (bearings from NAD83 Texas North Central Zone No. 4202), along said South line of S. Patterson, a distance of 114.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Christopher Wenning and Tamara Wenning, by deed recorded in Instrument No. 2020-15907,

Official Public Records of Hunt County, Texas; THENCE South 00 degrees 19 minutes 54 seconds East, along the West line of said Wenning tract, a distance of 177.20 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said Wenning tract, and lying along a North line of a public road; THENCE South 89 degrees 40 minutes 42 seconds West, along said North line of public road, a distance of 114.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner Southeast corner of said Baber tract (Tract 1); THENCE North 00 degrees 19 minutes 54 seconds West, along the East line of said Baber tract (Tract 1), a distance of 178.16 feet to the POINT OF BEGINNING and containing 20,343 square feet or 0.47 acres of land. TRACT 2: Being Block 14 of the J.F. Beasley Second Addition to the Town of Campbell, Hunt County, Texas, according to the plat thereof, recorded in Volume 185, Page 590, Plat Records, Hunt County, Texas, same being that tract of land conveyed to Alexis L. Reid, by deed recorded in Instrument No. 2018-00938, Official Public Records of Hunt County, Texas (Tract 2), and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the intersection of a public roads as shown in said J.F. Beasley Second Addition, and being the Southeast corner of Block 14; THENCE South 89 degrees 40 minutes 42 seconds West (bearings from NAD83 Texas North Central Zone No. 4202), along South line of said Block 14, a distance of 208.99 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner; THENCE North 00 degrees 19 minutes 54 seconds West, along the West line of said Block 14, a distance of 170.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner; THENCE North 89 degrees 40 minutes 42 seconds East, along the North line of said Block 14, a distance of 208.99 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner; THENCE South 00 degrees 19 minutes 54 seconds East, along the East line of said Block 14, a distance of 170.00 feet to the POINT OF BEGINNING and containing 35,528 square feet or 0.82 acres of land. TRACT 3: Being a portion of Block 15 the J.F. Beasley Second Addition to the Town of Campbell, Hunt County, Texas, according to the plat thereof, recorded in Volume 185, Page 590, Plat Records, Hunt County, Texas, same being that tract of land conveyed to Alexis L. Reid, by deed recorded in Instrument No. 2018-00938, Official Public Records of Hunt County, Texas (Tract 3), and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the intersection of a public roads as shown in said J. .F. Beasley Second Addition; THENCE North 89 degrees 40 minutes 33 seconds East (bearings from NAD83 Texas North Central Zone No. 4202), a distance of 84.26 feet to a point for corner, said corner being the Northwest corner of Lot 1, Replat of Part of Block 15, Beasleys Second Addition, an Addition to the City of Campbell, Hunt County, Texas, according to the Map or Plat thereof recorded in Cabinet G, Slide 123, Map or Plat Records of Hunt County, Texas, from which a 1/2 inch iron rod found bears North 17 degrees 14 minutes 49 seconds East, a distance of 0.26 feet for witness; THENCE South 01 degree 00 minutes 51 seconds West, along the West line of said Beasleys Second Addition (G/123), a distance of 170.05 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of Lot 2 of said Beasleys Second Addition (G/123), and lying along the North line of said public road; THENCE South 89 degrees 40 minutes 52 seconds West, along said North line of said public road, a distance of 80.27 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying in the intersection of a public roads; THENCE North 00 degrees 19 minutes 54 seconds West, along the East line of a public road, a distance of 170.00 feet to the POINT OF BEGINNING and containing 13,985 square feet or 0.32 acres of land.

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. Bidders may be required to pay in cash immediately and without any delay. The foregoing is a bidding condition.

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.

NOTICE OF ACCELERATION. If the maturity on the promissory note has not yet been accelerated, then the lender hereby accelerates the maturity date such that the remaining principal, together with all other charges, are due and owing at this time.



Ian Ghrist, Richard Ramsey
Substitute Trustee(s)
4016 Gateway Drive, Suite 130
Colleyville, Texas 76034
Phone: (817) 778-4136

FILED FOR RECORD
at 12:31 o'clock P M

FEB 11 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 