

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: October 25, 1999

Amount: \$70,000.00

Grantor(s): PATTY SMITHSON and STEVE SMITHSON

Original Mortgagee: TRINITY MORTGAGE CO. OF DALLAS, INC., AN INDIANA CORPORATION

Current Mortgagee: DOVENMUEHLE MORTGAGE, INC.

Mortgagee Address: DOVENMUEHLE MORTGAGE, INC., 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

Recording Information: Document No. 014833

Legal Description: THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE THOMAS RIGHLEY SURVEY, ABSTRACT NO. 868, HUNT COUNTY, TEXAS, AND BEING A PART OF THAT 27.6892 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM MATTIE M. WELLS TO ALONZO SMITHSON, DATES JANUARY 6, 1972 AND BEING RECORDED IN VOLUME 708, PAGE 640 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: May 6, 2025 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

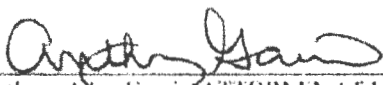
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the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

JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, PATRICK ZWIERS, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, RICHARD PAUL CARR JR, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, MARGARET ROSANNE KAYL OR CHERYL HARRIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

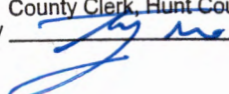
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-000798


Printed Name: Randy Daniel
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
at 10:41 o'clock A M

MAY 13 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By 

Loan No.:

Date: OCTOBER 25, 1999

Property Address:

7925 COUNTY ROAD 4617

WOLFE CITY, TEXAS 75496

Exhibit "A"

All that certain lot, tract or parcel of land situated in the THOMAS RIGHLEY SURVEY, ABSTRACT NO. 858, Hunt County, Texas, and being a part of that 27.6892 acres tract of land as described in a Warranty deed from Mattie M. Wells to Alonzo Smithson, dated January 6, 1972 and being recorded in Volume 708, Page 640 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of said 27.6892 acres tract of land, said point being at the intersection of the South margin of County Road 4625 and the East margin of County Road 4617;

THENCE S 89 deg. 00 min. 40 sec. E. along the South margin of County Road 4617, a distance of 719.37 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 01 deg. 08 min. 21 sec. W. a distance of 253.80 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 08 min. 59 sec. W. a distance of 719.70 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East margin of County Road 4617 and the West boundary line of said 27.6892 acres tract;

THENCE N 01 deg. 08 min. 21 sec. E. along said road margin and the West line of said tract, a distance of 230.63 feet to the POINT OF BEGINNING and containing 4.00 acres of land.