

5-6-11

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

WHEREAS, on March 15, 2022, a Deed of Trust was executed by SK&P DIVERSIFIED LLC, a Texas limited liability company, conveying to Chris Shah, as Trustee, the hereinafter described real estate to secure the payment of the debt therein described, said Deed of Trust being recorded in Document Number 2022-06178 of the Official Public Records of Hunt County, Texas, reference to which is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of said debt, and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust, and the same is now all due, and the legal owner and holder thereof has demanded payment thereof and has requested the undersigned to enforce the power of sale set forth in the Deed of Trust and to sell said property pursuant to the terms of said Deed of Trust; and

WHEREAS, on April 8, 2025, the holder and owner of the note and the liens securing same appointed the undersigned as Substitute Trustee under the terms of the Deed of Trust; and

THEREFORE, NOTICE is given that the undersigned will sell the real estate described in the Deed of Trust on Tuesday, May 6, 2025, that being the first Tuesday in said month, between the hours of 1:00pm and 4:00pm at the second floor of the Hunt County Courthouse located at 2500 Lee Street, Greenville, Texas 75401, at public sale to the highest bidder for cash, "AS IS". Such sale shall not occur prior to 1:00pm on the above-described date. The sale will begin at 1:00pm or not later than three (3) hours after that time. Such property is described as follows, to-wit:

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the N. H. Darnell Survey, Abstract No. 257, being part of an 80 acre tract of land as described in a Warranty Deed from Martha Alice (Davis) Cooper et al, to H. W. Davis as recorded in Volume 536, Page 282, of the Deed Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch iron rod set at a fence post for a corner, said POINT OF BEGINNING being at the intersection of the West line of parent 80 acre tract and the North line of State Highway No. 276 (highway also being known as Farm to Market No. 35) (a 120' R.O.W.);

THENCE North 00 Degrees 00 Minutes 00 Seconds East along a fence, the West line of parent 80 acre tract, and the East line of PLEASANT VALLEY ESTATES as recorded in Volume 400, Page 455 of the Plat Records of Hunt County, Texas, a distance of 1909.34 feet to a 1/2 inch iron rod set for a corner, said corner being further marked by a 1/2 inch iron rod found bearing South 00 Degrees 00 Minutes 00 Seconds West at a distance of 3.64 feet;

THENCE South 89 Degrees 35 Minutes 32 Seconds East along the south line of the REVISION OF HILLCREST ADDITION NO. 1 as recorded in Volume 400, Page 272 of the Plat Records of Hunt County, Texas, a distance of 622.38 feet to a 1/2 inch iron rod set for a corner, said corner being further marked by a "CSM" capped 5/8 inch iron rod found bearing North 44 Degrees 06 Minutes 22 Seconds East at a distance of 18.33 feet;

THENCE South 00 Degrees 12 Minutes 47 Seconds West along a fence and the West side of Hunt County Road No. 3612, a distance of 1592.93 feet to a 1/2 inch iron rod set in a fence for a corner;

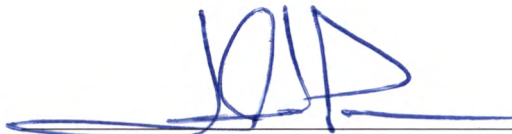
THENCE South 00 Degrees 13 Minutes 28 Seconds West along a fence and the North line of a 2.07 acre tract of land as conveyed to Lucille James as recorded under Hunt County Appraisal District's No. R23799, a distance of 396.19 feet to a 1/2 inch iron rod found at a fence post for a corner, said corner being the northwest corner of said 2.07 acre tract;

THENCE South 00 Degrees 13 Minutes 11 Seconds West along a fence and the West line of said 2.07 acre tract, a distance of 300.70 feet to a 1/2 inch iron rod found at a fence post for a corner, said corner being on the North line of State Highway No. 276;

THENCE South 89 Degrees 37 Minutes 13 Seconds West along a fence and the North line of State Highway No. 276, a distance of 319.25 feet returning to the POINT OF BEGINNING and containing 24.996 acres of land.

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.

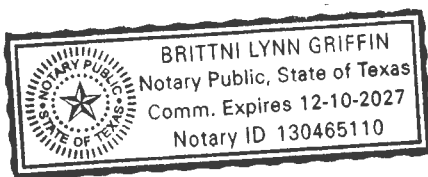
WITNESS MY HAND on April 10, 2025.



Jared J. Pace
1700 Redbud Boulevard, Suite 300
McKinney, Texas 75069

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10th day of April, 2025, by Jared J. Pace.




Notary Public, State of Texas

FILED FOR RECORD
at 3:02 o'clock P M

APR 10 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 