

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****Hunt County****Deed of Trust Dated:** January 18, 2023**Original Principal Amount of Note:** \$150,000.00**Grantor:** Grace and Mercy Grundy Funeral Home, Inc., a Texas corporation**Original and Current Mortgagee:** Hardy Realty EPSP LLC, a Texas Limited Liability Company**Mortgagee Address:** P.O. Box 161775 Austin, Texas 78716**Recording Information:** Clerk's File No. 2023-01027, in the Official Public Records of Hunt County, Texas.**Legal Description:** See Exhibit "A" attached hereto and incorporated herein by reference.**Date of Sale:** August 5, 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.

Randy Daniel, Cindy Daniel, Liz Hach and/or Cheryl Harris have been appointed as Substitute Trustee(s) (individually and collectively, the "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(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



Aaron J. Espinoza


Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2019-002407



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD  
at 12:23 o'clock P M

JUL 15 2025

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

**EXHIBIT "A"**  
**TO**  
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Property Description

Being a tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being all of Lot 5, Block 11 of the SAYLE ADDITION, an Addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 164 at Page 88-89 of the Deed Records of Hunt County, Texas and being the same tract of land as described in a General Warranty Deed from Wilmi Mauriene White to David Randall White as recorded in/under Document Number 2012-5310 of Hunt County, Texas and being further described as follows:

**BEGINNING** at a ½ inch iron rod found for a corner at the Southwest corner of Lot 5 on the East line of a 15' alley, said Point of Beginning being further marked by a ½ inch iron rod found bearing S 00 deg 00' 00" W at a distance of 300.36 feet;

**THENCE** N 00 deg 00' 00" W along the West line of Lot 5 and the East line of said alley, a distance of 94.00 feet to a ½ inch iron rod set for a corner at the Northwest corner of Lot 5, said corner being at the intersection of the East line of said alley and the South line of McDougal Street;

**THENCE** N 90 deg 00' 00" E along the North line of Lot 5 and the South line of McDougal Street, a distance of 200.00 feet to a ½ inch iron rod set for a corner at the Northeast corner of Lot 5, said corner being at the intersection of the South line of McDougal Street and the West line of Walnut Street;

**THENCE** S 00 deg 00' 00" W along the East line of Lot 5 and the West line of Walnut Street, a distance of 94.00 feet to a ½ inch iron rod set for a corner at the Southeast corner of Lot 5;

**THENCE** S 90 deg 00' 00" W along the South line of Lot 5, a distance of 200.00 feet returning to the Point of Beginning and containing 0.432 acre of land.