

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS". purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Auction.com, LLC, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel, whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 2-12-2020, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

By: Randy Daniel

Exhibit "A"

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF BLOCK 8 OF THE M.M. ARNOLD ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, AS RECORDED IN VOLUME 78 AT PAGE 480 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM JERRY LEE PRITCHETT AND NANCY S. MILLER TO JAKIE PETTY AND WIFE, JANICE PETTY AS RECORDED IN VOLUME 940 AT PAGE 167 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SUBJECT TRACT, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE EAST LINE OF LANGFORD STREET AND THE SOUTH RIGHT-OF-WAY OF THE BLACKLANDS RAILROAD;

THENCE N 84 DEGREES 50'20" E ALONG THE NORTH LINE OF SUBJECT TRACT AND THE SOUTH RIGHT-OF-WAY OF THE BLACKLANDS RAILROAD, A DISTANCE OF 132.86 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SUBJECT TRACT ON THE WEST LINE OF A 14' ALLEY;

THENCE S 01 DEGREES 21'58" W ALONG THE EAST LINE OF SUBJECT TRACT AND THE WEST LINE OF SAID ALLEY, A DISTANCE OF 81.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHEAST CORNER OF SUBJECT TRACT;

THENCE N 88 DEGREES 39'24" W ALONG THE SOUTH LINE OF SUBJECT TRACT, A DISTANCE OF 131.85 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER AT THE SOUTHWEST CORNER OF SUBJECT TRACT;

THENCE N 01 DEGREES 14'11" E ALONG THE WEST LINE OF SUBJECT TRACT AND THE EAST LINE OF LANGFORD STREET, A DISTANCE OF 66.70 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.225 ACRE OF LAND AND BEING KNOWN AS NO. 3303 LANGFORD STREET.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254