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FILED FOR RECORD
at 3:43 o'clock P M

NOTICE OF FORECLOSURE SALE

Date: June 15, 2026

Substitute Trustee: PHILIP D. ALEXANDER

Substitute Trustee's Address: P.O. Box 38
Emory, Texas 75440
Rains County

JUN 15 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Lender: BRADLEY WADE DUNCAN and AMY DUNCAN

Note

Date: June 11, 2024

Amount: ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$175,000.00)

Borrower: KIMBERLY DUDLEY

Lender: BRADLEY WADE DUNCAN and AMY DUNCAN

Deed of Trust

Date: June 11, 2024

Grantor: KIMBERLY DUDLEY

Lender: BRADLEY WADE DUNCAN and AMY DUNCAN

Recording information: Document Number 2024-11357, Official Public Records of
Hunt County, Texas

Property: Lot 15 of Western Acres Addition, an addition to the City of Greenville, Hunt
County, Texas, according to the plat thereof recorded in Volume 400, Page 126 of
the Plat Records of Hunt County, Texas.

County: Hunt

Foreclosure Sale:

Date of Sale: July 7, 2026

Time of Sale: Between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: Hunt County Courthouse, located at 2507 Lee Street, Greenville, Texas
75401, at the common area at the base of the central stairway on the second floor inside the
Courthouse, or at the base of the North steps outside the Courthouse in the event the
Courthouse is closed, or at the place designated by the Hunt County Commissioners for such
sales in Hunt County, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property
will be sold to the highest bidder for cash, except that Lender's bid may be by credit against
the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations
of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has
requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby
given of Lender's election to proceed against and sell both the real property and any personal
property described in the Deed of Trust in accordance with Lender's rights and remedies under the
Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale
described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale
described above, the Deed of Trust, and applicable Texas law.

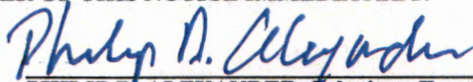
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale
will be reposted and refiled in accordance with the posting and filing requirements of the Deed of
Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



PHILIP D. ALEXANDER, Substitute Trustee