

TAMAMOI, LLC, a Delaware limited liability company (to the extent of 96.5%) and FDRE, Inc., an Oregon corporation (to the extent of 3.5%), Noteholder
N/A, Loan Servicing Company
Ghrist Law Firm PLLC (hereinafter "Attorney")

Waters Capital, LLC, a Texas Limited Liability Company
4625 Greenville Ave, #303
Dallas, Texas 75206

Sent via regular mail and CMRR # 7019 0700 0001 1796 9955 on 10-2-2019

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX
19 OCT -4 PM 2:27
BY: DEPUTY
Jennifer Lindenzweig

NOTICE OF TRUSTEE'S SALE

WHEREAS Waters Capital, LLC, a Texas Limited Liability Company executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hunt County, Texas and is recorded under Clerk's File/Instrument Number 2018-13591, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 5th day of November, 2019

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter

Place: 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

~19.3 acre parcel of land and the improvements thereon located at Mays Lane, West Tawakani, Texas and more specifically described below: BEING a Tract or parcel of land situated within the City of West Tawakoni; Hunt County, Texas, being a part of the Jackson Wilson Survey, Abstract No. 1120, also being part or a tract of land as described in a Warranty Deed with Vendor's Lien from John W Story and O.C. Humphrey to Starkey Smith and Stacey Smith as recorded in Volume 925 at Page 567 of the Deed Records of

Hunt County, Texas and being further described as follows: BEGINNING at a "DCA Inc" capped 1/2 inch iron rod found for a corner at the northeast corner of a 2.00 acre tract of land conveyed to Trail Dust Estates, Inc. as recorded In Volume 1305 at Page 467 of the Official Public Records of Hunt County, Texas, said Point of Beginning being on the west line of Tract One as conveyed to High Colton Land Development, LLC as recorded In Volume 697 at Page 457 of the Official Public Records of Hunt County, Texas; THENCE S 88 deg. 47' 55" W along the north line of said 2.000 acre tract. a distance of 461.58 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 2.000 acre tract on the east line of Mays Lane, said corner being further marked by a "DCA Inc." capped 1/2 inch iron rod found bearing N 88 deg. 47' 55" E at a distance of 31.66 feet; THENCE N 01 deg. 12' 16" W along the east line of said Mays Lane, a distance of 1818.18 feet to a 1/2 inch iron rod found for a corner; THENCE N 90 deg. 00' 00" E a distance of 305.02 feet to a 1/2 inch iron rod found for a corner, THENCE N 00 deg. 54' 49" W a distance of 27.08 feet to a capped 1/2 inch iron rod found for a corner, said corner being the southwest corner of a 0.827 acre tract of land conveyed to Heng Khun as recorded in Volume 1141 at Page 99 of the Official Public Records of Hunt County, Texas. THENCE N 89 deg. 41' 38" E along a fence and the south line of said 0.827 acre tract, a distance of 155.83 feet to a "DCA Inc" capped 1/2 inch iron rod found for a corner at the southeast corner of said 0.827 acre tract; THENCE S 01 deg. 13' 31" E a distance of 1836.43 feet returning to the Point of Beginning and containing 19.300 acres of land.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Ghrist Law Firm PLLC

Ian Ghrist

Ian Ghrist, Substitute Trustee
2735 Villa Creek Drive, Suite 140
Farmer's Branch, Texas 75234
(817) 778-4136