

Property: 6121 State Highway 34S, Quinlan, Hunt County, Texas 75474

NOTICE OF SUBSTITUTE TRUSTEE SALE

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 immediately.

DEED OF TRUST Date: **May 24, 2018**

Grantor: **JOSE REFUGIO ORTEGA ESPINOZA**

Mortgagee/Lender: Bank of DeSoto, N.A.
PO Box 7777
DeSoto, Texas 75123

Recorded in: **Office of the County Clerk Hunt County, Texas
Record/Instrument Number 2018-08166**

Property/County: 6121 State Highway 34S, Quinlan, Hunt County, Texas 75474

Legal Descriptions: See attached "Exhibit A".

Date of Sale: **November 5, 2019**

Earliest Time Sale will Begin: 11:00 A.M.

Place of Sale of Property: Common area at base of the central stairway on the 2nd floor of the Hunt County Courthouse or base of North steps outside Courthouse in event Courthouse is closed, or as designated by the County Commissioners.

The Substitute Trustee will sell the property by public auction to the highest bidder or Bidders 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.

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: October 10, 2019

Vicki K. McCarthy
Substitute Trustee
c/o Law Office of Vicki K. McCarthy
114 South 5th Street
Midlothian, TX 76065
Office (972) 296-9971
Fax (972) 709-3181
Email: vmccar1106@aol.com

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FILE FOR RECORD
JENNIFER LINDENZWIG
COUNTY CLERK HUNT CO. TX

EXHIBIT A

PROPERTY DESCRIPTION:

BEING A 1.147 ACRE TRACT OF LAND SITUATED IN THE WILLIAM DARNELL SURVEY, ABSTRACT NO. 234, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, AS RECORDED IN INSTRUMENT NO. 2017-15988, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID FEDERAL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PAMELA D. HICKS, AS RECORDED IN INSTRUMENT NO. 2011-7271, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE EAST LINE OF S. HIGHWAY 34;

THENCE NORTH 04° 33' 00" EAST, A DISTANCE OF 73.41 FEET ALONG SAID EAST LINE TO A POINT FROM WHICH A FOUND CONCRETE MONUMENT BEARS NORTH 00° 08' 15" EAST - 0.37 OF ONE FOOT, SAID POINT BEING THE MOST SOUTHERLY NORTHWEST CORNER OF SAID FEDERAL TRACT;

THENCE NORTH 49° 04' 15" EAST, A DISTANCE OF 155.90 FEET TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 08° 24' 21" EAST - 0.40 OF ONE FOOT;

THENCE NORTH 05° 32' 18" EAST, A DISTANCE OF 40.00 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF AFORESAID FEDERAL TRACT, BEING IN COUNTY ROAD 3504 (RANCHO ROAD);

THENCE SOUTH 84° 28' 16" EAST, A DISTANCE OF 158.17 FEET ALONG SAID COUNTY ROAD 3504 TO THE NORTHEAST CORNER OF SAID FEDERAL TRACT;

THENCE SOUTH 04° 44' 12" WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 21.23 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID FEDERAL TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO VIRGINIA STRUBLE, AS RECORDED IN VOLUME 1268, PAGE 179, AFORESAID OFFICIAL PUBLIC RECORDS, A TOTAL DISTANCE OF 225.48 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID FEDERAL AND STRUBLE TRACTS, SAID IRON ROD BEING ON THE NORTH LINE OF AFORESAID HICKS TRACT;

THENCE NORTH 84° 40' 27" WEST, A DISTANCE OF 267.44 FEET ALONG THE COMMON LINE OF SAID FEDERAL AND HICKS TRACTS TO THE POINT OF BEGINNING AND CONTAINING 49,945 SQUARE FEET OR 1.147 ACRES OF LAND.