

Notice of Trustee's Sale

Date: May 8, 2020

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Parker Real Estate Investments, LLC, a Texas limited liability company

Mortgagee's Address:
11 Stonebridge Drive
Amarillo, Texas 79124

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. Box 15826
San Antonio, Texas 78212

FILE FOR RECORD
JENNIFER LINDENZWIG
COUNTY CLERK HUNT COUNTY TEXAS
20 MAY 12 AM 8:59
BY: [Signature] DEPUTY

Note: Note dated February 13, 2018 in the amount of \$106,534.00

Wrap-around Deed of Trust

Date: February 13, 2018

Grantor: Curt D. Jacobs; and Joyce E. Jacobs

Mortgagee: Parker Real Estate Investments, LLC, a Texas limited liability company, a Texas corporation

Recording information: Document Number 2018-02514, Official Public Records of Hunt County, Texas.

Property:

Being a part of Lot No. One (1) and part of Lot No. Four (4), in Block No. Fifteen (15) of the JONES BROTHERS ADDITION, according to the map thereof recorded in Volume 53, at Page 244, of the Deed Records of Hunt County, Texas, containing 0.24 acres of land, more or less, and being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes..

County: Hunt County

Date of Sale (first Tuesday of month): June 2, 2020

Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: Area of the Hunt County Courthouse as designated by the Hunt County Commissioners Court

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.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard

DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being a part of Lot 1 and a part of Lot 4, Block 15, of Jones Brothers Addition, according to the Map thereof recorded in Volume 53, Page 244 of the Deed Records of Hunt County, Texas, and being the same tract of land as described in a deed to Harold Williams, et ux, as recorded in Volume 642, Page 642 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the north right-of-way line of Stanford Street with the east right-of-way line of Stuart Street, said point being the southwest corner of Lot 4, Block 15;

THENCE N. 01 deg. 10 min. 15 sec. W. along the east right-of-way line of Stuart Street, a distance of 103.17 feet to a 1/2" iron rod found for corner at the southwest corner of a 0.24 acres tract of land as described in a Warranty deed to Donald Marikis, as recorded in Volume 1303, Page 293 of the Official Public Records of Hunt County, Texas;

THENCE N. 89 deg. 50 min. 52 sec. E. along the south line of said Marikis tract, a distance of 102.97 feet to a fence post for corner and being in the west line of Lot 3, Leon Doan Subdivision, an Addition to the City of Greenville, Texas, according to the Map thereof recorded in Volume 400, Page 112 of the Plat Records of Hunt County, Texas;

THENCE SOUTH along the west line of Leon Doan Subdivision, a distance of 101.70 feet to a 1/2" iron rod found for corner in the north right-of-way line of Stanford Street;

THENCE S. 80 deg. 01 min. 23 sec. W. along said right-of-way line, a distance of 100.88 feet to the POINT OF BEGINNING and containing 0.24 acres of land.

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2018-02514 DT
02/23/2018 10:40 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas