

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK OF COUNTY HUNT CO. TX

20 JUN -5 AM 9:09

BY: [Signature]
DEPUTY

NOTICE OF TRUSTEE'S SALE

Date: June 5, 2020

Original Trustee: GEORGE IVAN ALEXANDER

Original Mortgagee: RAY ROBNETT, now STEVE ECKART, by virtue of Transfer of Lien dated November 18, 2017, recorded in Document No. 2017-16595.

Note: Promissory Note dated June 10, 2013, payable to RAY ROBNETT, now payable to STEVE ECKART per Transfer of Lien described above.

Deed of Trust

Date: June 10, 2013

Grantor: KRISTINA L. MAYNARD

Mortgagee: RAY ROBNETT

Recording information: Document No. 2013-6905 of the Official Public Records of Hunt County, Texas.

Property: All that certain tract(s) or parcel of land, and more specifically described in Exhibit "A" attached hereto, reference is made for all purposes.

County: Hunt

Substitute Trustee's Name: SMITH E. GILLEY

Substitute Trustee's Address: 2515 Johnson Street, P.O. Box 983, Greenville, TX 75403

Date of Sale: July 7, 2020

Time of Sale: 10:00 A.M.

Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR IN HUNT COUNTY, TEXAS, OR, IF THE PRECEDING AREA(S) IS/ARE NO LONGER THE AREA(S) DESIGNATED BY THE HUNT COUNTY COMMISSIONER'S COURT, AT THE AREA MOST RECENTLY DESIGNATED BY THE HUNT COUNTY COMMISSIONERS' COURT.

Mortgagee has appointed SMITH E. GILLEY as Substitute Trustee. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


SMITH E. GILLEY

Exhibit "A"

All that certain lot, tract, or parcel of land situated in the James Grant Survey, Abstract No. 385, Hunt County, Texas, and being a part of a 8.615 acre tract of land described in a deed from Elzada Fugitt to Choice Atkins, as recorded in Volume 933, Page 741, Hunt County Deed Records and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the center line of a county road said point being the northwest corner of the above cited tract of land;
THENCE S. 88 deg. 44 min. 11 sec. E. a distance of 190.00 feet to an iron rod set for corner;
THENCE S. 01 deg. 15 min. 49 sec. E. a distance of 30.00 feet to an iron rod set for corner;
THENCE S. 88 deg. 44 min. 11 sec. E. a distance of 100.00 feet to an iron rod set for corner;
THENCE S. 01 deg. 15 min. 49 sec. E. a distance of 171.39 feet to an iron rod set for corner;
THENCE S. 88 deg. 44 min. 11 sec. E. a distance of 43.98 feet to an iron rod set for corner;
THENCE S. 00 deg. 28 min. 18 sec. W. a distance of 369.04 feet to an iron rod set for corner in the northwesterly right-of-way line of the G. C. and S. F. Railroad;
THENCE S. 42 deg. 47 min. 26 sec. West along said right-of-way a distance of 505.07 feet to an iron rod set for corner at the center line of said county road;
THENCE N. 00 deg. 28 min. 18 sec. E. along the center line of said road a distance of 948.41 feet to the POINT OF BEGINNING and containing 5.642 acres of land with 0.642 acres in the county road and having a net of 5.000 acres of land.