

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK HUNT CO. TX

20 JUN 16 AM 10:11

BY: 
DEPUTY

NOTICE OF SUBSTITUE TRUSTEE SALE

Deed of Trust Date:
08/31/2018

Grantor(s) Mortgagor(s):
VINCENT ROWE and LORI ROWE

Original Beneficiary/Mortgagee:
JAMES R. SYKES and VELMA ZEE SYKES
SYKES

Current Beneficiary/Mortgagee:
JAMES R. SYKES and VELMA ZEE

RECORDED IN LAND RECORDS

Property County:
HUNT

Mortgage Servicer:
JAMES R. SYKES and VELMA ZEE SYKES

Mortgage Servicer's Address:
5802 Stone Drive
Amarillo, Texas 79109

LEGAL DESCRIPTION:
See attached EXHIBIT A

Date of Sale: 07/07/2020

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 OR IN THE AREADESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex Prop. Code 551.0020): Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

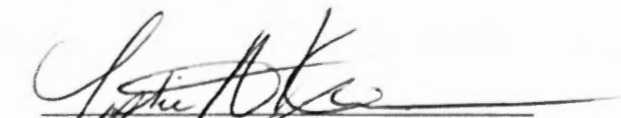

**Leslie A. Kramer, Mandy Dorman,
or Ashley Taylor, Substitute Trustee
DORMAN, BELL & KRAMER, LLP
5800 E. Campus Circle Dr.
Suite 114A
Irving, Texas 75063**

EXHIBIT "A"

Property Description

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the James Thweatt Survey, Abstract No. 1053, being all of the 6.0 acres described in the Deed of Trust from James R. Sykes to Michael F. Hord, Trustee, recorded in the Real Property Records of said County in Volume 341, Page 397, being also known as 3312 Private Road No. 2558 and more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a fence corner post at the northwest corner of said 6.0 acre tract, said rod also being on the east side of Private Road No. 2558;

THENCE S 89 deg 02' 09" E along a fence, crossing a pond and continuing along a fence a distance of 626.03 feet to a 1/2" iron rod found at a fence corner post at the northeast corner of said 6.0 acre tract, for a corner;

THENCE S 00 deg 10' 07" W along a fence a distance of 502.97 feet to a 1/2" iron rod found at a fence corner post at the southeast corner of said 6.0 acre tract, for a corner;

THENCE N 89 deg 44' 58" W along a fence a distance of 342.73 feet to a 1/2" iron rod found at the southernmost southwest corner of said 6.0 acre tract, for a corner;

THENCE N 04 deg 27' 51" W along a fence a distance of 202.38 feet to a 1/2" iron rod found at a fence corner post at the ell corner of said 6.0 acre tract, for a corner;

THENCE S 87 deg. 14' 05" W along a fence a distance of 246.63 feet to a 1/2" iron rod found at a fence corner post at the northernmost southwest corner of said 6.0 acre tract and on said east side of Private Road, for a corner;

THENCE N 03 deg. 29' 22" W mainly along a fence, the west line of said 6.0 acre tract and east side of Private Road a distance of 322.74 feet to return to the Point of Beginning and containing 5.977 acres of land.

Together with the following easement as granted by Ladd Properties, Ltd. to James R. Sykes filed of record in Volume 341, Page 389, Real Property Records, Hunt County, Texas.