

NOTICE OF TRUSTEE SALE

Date: June 29, 2020

Original Trustee(s): CHRISTOPHER ZIESENISS and CHARLES ZIESENISS

Original Mortgagee: CHRISTOPHER ZIESENISS and CHARLES ZIESENISS pursuant to unrecorded Agreement to Sell Real Estate dated March 5, 2015

Note: Installment Note dated March 5, 2015 as outlined and incorporated in unrecorded Agreement to Sell Real Estate dated March 5, 2015.

Agreement to Sell Real Estate:

Date: March 5, 2015

Sellers: CHRISTOPHER ZIESENISS and CHARLES ZIESENISS

Buyers: ASTIN CAREY, JOHNATHAN CAREY, KRISTA CAREY, LINA HOBSON, TAMMY GILBREATH and HARROL LATHAM, JR.

Recording Information: Unrecorded Agreement to Sell Real Estate

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: D. Shawn Council

Substitute Trustee's Address: 2615 Lee Street, Greenville, TX 75403

Date of Sale: August 4, 2020

Time of Sale: 10:00 A.M.

Plate 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 COMMISSIONER'S COURT.

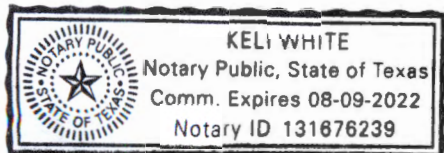
Sellers/Mortgagees have appointed D. SHAWN COUNCIL as Substitute Trustee. Seller/Mortgagees have instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

D. Shawn Council

FILE FOR RECORD
JENNIFER LINDENMEYER
CLERK OF COUNTY CLERK
HUNT COUNTY, TEXAS
JUL 1 11:24 AM
DEPUTY

SUBSCRIBED AND SWORN TO before me by D. Shawn Council, known to me personally, on this 1 day of July 2020 to certify which witness my hand and seal of office.



Keli White
Notary Public, State of Texas

EXHIBIT "A"

TRACT ONE:

All that certain tract or parcel of land situated in the Reese Price Survey, A-822, Hunt County, Texas, being out of that certain 2.07 acre tract described in Deed to Wesley C. Weimar and wife, Naomi, dated August, 1980, recorded in Volume 856, Page 726, Deed Records of Hunt County, Texas and being more particularly described as follows:

BEGINNING at a ½ " iron pipe on the NW corner of said 2.07 acre tract and being on the NE corner of a 1.98 acre tract;

THENCE S. 53 deg. 42'23" E. with a fence along the NBL of said 2.0 acre tract, 113.71' to a 3/8" reinforcement rod found on the NW corner of a 0.985 acre tract;

THENCE S. 6 deg. 36' 43" W. with a fence along the WBL of said 0.985 acre tract, 460.89' to a 3/8" reinforcement rod found on the SW corner of said 0.985 acre tract;

THENCE N. 71 deg. 05' 48" W. with the North ROW line of FM 751 101.01' to a 1/2 " iron pipe on the SW corner of said 2.07 acre tract;

THENCE N. 6 deg. 36' 45" E. with a fence along the WBL of said 2.07 acre tract, 496.36' to the place of beginning containing 1.083 acres.

TRACT TWO

Being a tract or parcel of land situated in Hunt County, Texas, being a part of the Reese Price Survey, Abstract No. 822 and being a part of the same land described in a Deed from Jimmy D. Seay to Wesley C. Weimar and wife, Naomi E. Weimar dated August 29, 1980 and recorded in Volume 856, Page 726, Hunt County Deed Records and being more particularly described as follows:

BEGINNING at an iron rod found for corner at fence corner, said point being in the Northerly right-of-way line of F.M. 751 and being the Southeast corner of above mentioned tract;

THENCE N. 71 deg. 22min. 20 sec. W. along said right-of-way 99.41 feet to an iron rod set for corner;

THENCE N. 06 deg. 28 min. 28 sec. E. 458.34 feet to an iron rod set for corner in fence;

THENCE S. 53 deg. 43 min. 04 sec. E. along fence 112.34 feet to an iron rod found for corner at fence corner;

THENCE S. 06 deg. 30 min. 52 sec. W. along fence 423.42 feet to the place of beginning and containing 0.985 acres of land.

The Property is the same property as that described in that certain *Special Warranty Deed* dated March 25, 2002 from Susan Marie Geissler Lucas, aka Susan M. Lucas to Forest Talbert Anthony Lucas, aka Forest T. Lucas, recorded in Volume 862, Page 318, Official Public Records of Hunt County, Texas and in that certain Warranty Deed by Gift dated September 21, 2010 executed by Forest Talbert Anthony Lucas, aka Forest T. Lucas to Christopher Lucas, recorded under Document No. 2010-12466, Real Records of Hunt County, Texas. And being the same property as described in that certain Warranty Deed from Christopher Lucas to Don Smith and wife, Cindy Smith, dated September 21, 2011 recorded in Document No. 2011-10344, Real Records of Hunt County, Texas and being the same property as described in that certain Warranty Deed dated February 2, 2012 from Don Smith and wife, Cindy Smith to Wanda D. Latham, recorded in Document No. 2012-1386, Real Records of Hund County, Texas.