

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: October 29, 2018

Amount: \$286,000.00

Grantor(s): ALAN K. COZINE, DIRECTOR and GRACE AND MERCY GRUNDY FUNERAL HOME, INC.

Original Mortgagee: L.H. HARDY, JR., TRUSTEE FBO HARDY REALTY, INC. EMPLOYEES' PROFIT SHARING PLAN

Current Mortgagee: HARDY REALTY INC, EMPLOYEES' PROFIT SHARING PLAN

Mortgagee Address: HARDY REALTY INC, EMPLOYEES' PROFIT SHARING PLAN, P.O. BOX 161775, AUSTIN, TEXAS 78716

Recording Information: Document No. 2018-16603

Legal Description: SEE EXHIBIT "A"

Date of Sale: August 4, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

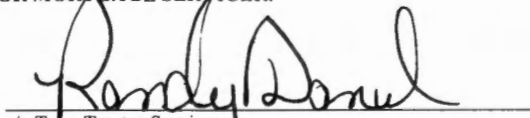
JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, RONDA TYLER, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, JAMI HUTTON, LISA BRUNO OR CHERYL HARRIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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.

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.


KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-002407


c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK OF THE COUNTY OF HUNT, TX
20 JUL -2 AM 8:11
BY: DEPUTY

EXHIBIT A

TRACT ONE (3307 SAYLE STREET)

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being known as that tract of land described as TRACT ONE in a Deed to Grace & Mercy Grundy Funeral Home Inc. as recorded in Doc. No. 2017-14872 of the Real Records of Hunt County, Texas, and being part of Lot 6, Block 3 of Logan Addition, an addition to said city as recorded in Volume 133, Page 355 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the Southwest corner of Lot 6 at the intersection of the North line of a 20' alley and the East line of Sayle Street;

THENCE North with the East line of said street, a distance of 75.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said TRACT ONE, said point being 75.00 feet South of a 1/2" iron rod found at the Northwest corner of Lot 6;

THENCE East a distance of 74.00 feet to a 1/2" iron rod set for corner in the East line of Lot 6 and the West line of Lot 7 of said addition, said point being the Northeast corner of said TRACT ONE;

THENCE South with the common line of Lots 6 and 7, passing a fence corner post at a distance of 5.17 feet and continuing for a total distance of 75.00 feet to a 1/2" iron rod set for corner at the Southeast corner of Lot 6 and the Southwest corner of Lot 7 and being in the North line of said alley, said point being 20.00 feet North of a 4" pipe fence corner post on the South side of said alley;

THENCE West with the North line of said alley, a distance of 74.00 feet to the POINT OF BEGINNING and containing 0.127 acres of land more or less.

TRACT TWO (1706 WALNUT STREET)

Being a tract or parcel of land situated in the City of Greenville, Hunt County, Texas, being all of Lot 5, Block 11 of the SAYLE ADDITION, an Addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 164 at Page 88-89 of the Deed Records of Hunt County, Texas and being the same tract of land as described in a General Warranty Deed from Wilmi Mauriene White to David Randall White as recorded in/under Document Number 2012-5310 of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the Southwest corner of Lot 5 on the East line of a 15' alley, said Point of Beginning being further marked by a 1/2 inch iron rod found bearing S 00 deg 00' 00" W at a distance of 300.36 feet;

THENCE N 00 deg 00' 00" W along the West line of Lot 5 and the East line of said alley, a distance of 94.00 feet to a 1/2 inch iron rod set for a corner at the Northwest corner of Lot 5, said corner being at the intersection of the East line of said alley and the South line of McDougal Street;

THENCE N 90 deg 00' 00" E along the North line of Lot 5 and the South line of McDougal Street, a distance of 200.00 feet to a ½ inch iron rod set for a corner at the Northeast corner of Lot 5, said corner being at the intersection of the South line of McDougal Street and the West line of Walnut Street;

THENCE S 00 deg 00' 00" W along the East line of Lot 5 and the West line of Walnut Street, a distance of 94.00 feet to a ½ inch iron rod set for a corner at the Southeast corner of Lot 5;

THENCE S 90 deg 00' 00" W along the South line of Lot 5, a distance of 200.00 feet returning to the Point of Beginning and containing 0.432 acre of land.

TRACT THREE (2120 HEMPHILL STREET)

FIRST TRACT: All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being Lot No 8 in Block No 123 of the City of Greenville, Hunt County, Texas, according to the Rush Map of said City and being more particularly described as follows:

BEGINNING at the Intersection of the North Boundary Line of Hemphill Street with the East Boundary Line of Bois D' Arc Street, this point being the Southwest corner of Block No 123;

THENCE East along Hemphill Street 54 feet;

THENCE North 100 feet;

THENCE West 54 feet to Bois D' Arc Street;

THENCE South 100 feet along the East Boundary Line of Bois D' Arc Street to the Place of Beginning, and being the same property deeded by F D Andrews and wife, Elma H Andrews to Thomas C Grundy, filed on January 9, 1948, under Clerk's File Number 128, Hunt County, Texas.

SECOND TRACT: All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, part of Block No 5 of O'Neal Addition and also being a part of Block 123 Rush & Duck Maps of said City:

BEGINNING at the Northwest corner of said Block 5 at Intersection of South Boundary Line of Marshall Street with the East Boundary Line of Bois D' Arc Street;

THENCE South about 49 feet to point on the East line of Bois D' Arc Street 47 1/2 feet North of the Northwest corner of Lot heretofore deeded by J O Hayter to Willcoxon et al by Deed recorded in Volume 193, Page 277;

THENCE East 68 1/2 feet to the Southwest corner of Lot conveyed by Shelby Sinclair to Jimmie Jones and wife, by Deed dated December 3, 1947, as same appears in Volume 477, Page 133, Deed Records of Hunt County, Texas;

THENCE North about 49 feet along West Boundary Line of said Jones lot to the Northwest corner thereto;

THENCE West 68 1/2 feet to the Point of Beginning, and being a part of same land described in Deed from Shelby Sinclair to Thomas C Grundy and wife, Carrie M Grundy, recorded June 11, 1953, under Clerk's File No 2915, Deed Records of Hunt County, Texas.

TRACT FOUR (4021 ONEAL STREET)

Lots 4, 5, & 6, Block 3, of amended South Hill, an addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 292, Page 1 of the Deed Records of Hunt County, Texas.

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.

2018-16603 DT
11/01/2018 10:06 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt County, Texas