

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
HUNT COUNTY, TX

Date: July 10, 2020

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DEED OF TRUST:

BY: 
DEPUTY

Date: September 5, 2014

Original amount of Secured Indebtedness: \$ 39,900.00

Original Grantee named in Deed of Trust: William Riley & Tammy Becknauld

Original Trustee named in Deed of Trust: L. Scott Horne

Original Beneficiary named in Deed of Trust: Federal Homes Mortgage Analysis, Inc.

Substitute Trustee: Lidia Estebane

Current Beneficiary: Federal Homes Mortgage Analysis, Inc.

Recording Information: CLERKS' FILE # 2014-11788, Deed Records, Hunt County, Texas

Legal Description:

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being the same tract of land as described in a Warranty Deed from Addie Brasher to Eloise Lyons as recorded in Volume 34, Page 695, Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the south R.O.W. line of Stanford Street, said point being the Northwest corner of the above-cited tract of land;

THENCE South 89 degrees 47 minutes 04 seconds East, along the South R.O.W line of Stanford Street, a distance of 60.00 feet to an iron rod set for corner;

THENCE South 00 degrees 47 minutes 04 seconds East, a distance of 83.40 feet to an iron rod set for corner in a fence line;

THENCE North 89 degrees 47 minutes 04 seconds West, along and near a fence line a distance of 60.00 feet to an iron rod set for a corner;

THENCE North 00 degrees 47 minutes 04 seconds West, a distance of 83.40 feet to the POINT OF BEGINNING and CONTAINING 0.115 acres of land.

ALSO KNOWN AS: 2703 Stanford Dr. Greenville, Texas 75041

Date and Time of Sale: August 4, 2020 between the hours of 10:00 a.m. and 1:00 p.m.

Place of Sale: The foreclosure sale will be conducted on the 2nd Floor Lobby in the Hunt County Courthouse Building which is located at 2507 Lee Street Greenville, Texas 75401 or as designated by the county Commissioners.

The undersigned has been appointed as Substitute Trustee in the place of 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.

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

EXECUTED in multiple originals on this 10th day of July 2020.



Lidia Estebane
Substitute Trustee
P.O. Box 496897, Garland, TX 75049