

FILE FOR RECORD
JENNIFER LINDENZWEIG
NOTARY PUBLIC HUNT CO. TX

20 AUG 10 PM 2:30

BY: _____
DEPUTY 

NOTICE OF TRUSTEE'S SALE

DATE: August 10, 2020

DEED OF TRUST:

Date: March 21, 2019
Grantor: MICHELLE FAIRFIELD
Grantor's County: Hunt
Beneficiary: BILL ASLAN
Substitute Trustee: Edgar J. Garrett, Jr.
Recorded: Instrument 2019-04050Volume, OFFICIAL Property
Records of Hunt County
Property: Exhibit A attached hereto and made part hereof as if
copied verbatim

NOTE:

Date: March 21, 2019
Amount: \$200,000.00
Debtor: MICHELLE FAIRFIELD
Holder: BILL ASLAN

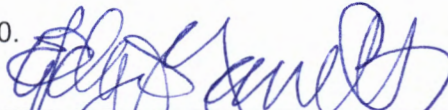
DATE OF SALE OF PROPERTY: September 1, 2020

EARLIEST TIME OF SALE PROPERTY: 10:00 A.M.

PLACE OF SALE PROPERTY: North Steps of the Hunt County Courthouse,
Greenville, Texas (inside foyer)

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand on August 10, 2020.

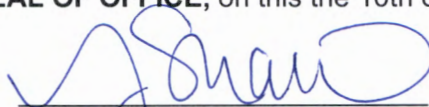


Edgar J. Garrett, Jr., Trustee

STATE OF TEXAS)
COUNTY OF HUNT)

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., **Substitute** Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 10th day of August, 2020.



Notary Public, State of Texas

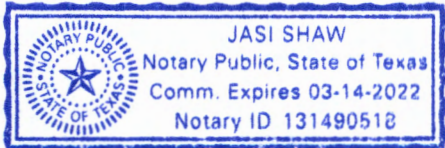


EXHIBIT A

Being a 5.296 acre tract of land situated in the Isaac Price Survey, Abstract No. 845, Hunt County, Texas and being all that certain tract of land described in deed to Wells Fargo Bank, N.A., as recorded in Volume 1561, Page 121, Deed Records, Hunt County, Texas, and being more particularly described by meters and bounds as follows:

BEGINNING at a found ½ inch iron rod at the common east corner of said Wells Fargo tract and that certain tract of land described in deed to Charles H. Arrington and wife, Betty J. Arrington, as recorded in Volume 953, Page 667, said Deed Records, said iron rod being on the west line of F.M. 1570 N.;

THENCE North 88 deg. 58' 36" West along the common line of said Wells Fargo tract and said Arrington tract, passing the common north corner of said Arrington tract and that certain tract of land described in deed to C.H. Arrington, as recorded in Volume 321, Page 917, said Deed Records, at a distance of 1,404.72 feet and continuing a total distance of 1,874.67 feet along the common line of said Wells Fargo tract and said Arrington tract (Volume 321, Page 917) to a found ½ inch iron rod at the common west corner of said Wells Fargo tract and said Arrington tract (Volume 321, Page 917), said iron rod being on the east line of that certain tract of land described in deed to Joe F. Rutherford as recorded in Volume 161, Page 435, said Deed Records;

THENCE North 01 deg. 43' 31" East, a distance of 123.13 feet along the common line of said Wells Fargo tract and said Rutherford tract to a found ½ inch iron rod at the common west corner of said Wells Fargo tract and that certain tract of land described in deed to Arturo Dominquez and Pauline Dominquez as recorded in Volume 756, Page 149, said Deed Records;

THENCE South 88 deg. 58' 39" East along the common line of said Wells Fargo tract and said Dominquez tract, passing the common south corner of said Dominquez tract and that certain tract of land described in Deed to William M. Shipley and wife, Tabitha M. Shipley as recorded in Volume 873, Page 651, said Deed Records, at a distance of 1,516.99 feet and continuing a total distance of 1,872.39 feet along the common line of said Wells Fargo tract and said Shipley tract to a found ½ inch iron rod at the common east corner of said Wells Fargo tract and Shipley tract, said iron rod being on the aforesaid west line of F.M. 1570 N.;

THENCE South 00 deg. 40' 00" West, a distance of 123.15 feet along said west line to the Point of Beginning and containing 230,696 square feet or 5.296 acres of land. Being the same property as described in that certain Special Warranty Deed dated March 11, 2008 from Wells, Fargo, NA to John E. Sieffert and William M. Cowgill, III, recorded in Volume 1731, Page 231, Official Public Records of Hunt County, Texas.