

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

FILED FOR RECORD  
at 9:24 o'clock A M

**DEC 16 2021**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By *Becky Landrum*

**Deed of Trust Date:**  
10/13/2006

**Grantor(s)/Mortgagor(s):**  
DAVID A. PRICE, UNMARRIED

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Current Beneficiary/Mortgagee:**  
Select Portfolio Servicing, Inc

**Recorded in:**  
**Volume:** 1526  
**Page:** 113  
**Instrument No:** 17542

**Property County:**  
HUNT

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**Date of Sale:** 2/1/2022

**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 AREA DESIGNATED 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**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.**

*Randy Daniel*  
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-21-79746-POS  
**Loan Type:** Conventional Residential

## EXHIBIT A

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the William Darnell Survey, Abstract No. 234, also being all of a 2.021 acre tract of land as described in a General Warranty Deed from Timothy A. Stafford and Laurie A. Stafford to Scott L. Landeros as recorded in Volume 676 at Page 314 of the Official Public Records of Hunt County and being further described as follows:

BEGINNING at a "BEASLEY" capped 1/2 inch iron rod found for a corner at the southeast corner of said 2.021 tract, said Point of Beginning being on the north line of Hunt County Road No. 3505;

THENCE N 89 deg. 02'08"W along the south line of said 2.021 acre tract and the north line of Hunt County Road No. 3505, a distance of 199.84 feet to a "BEASLEY" capped 1/2 inch iron rod found for a corner at the southwest corner of said 2.021 acre tract;

THENCE N 00 deg. 25'42" E along a fence and the west line of said 2.021 acre tract, a distance of 439.19 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 2.021 acre tract;

THENCE S 89 deg. 57'30" E along a fence and the north line of said 2.021 acre tract, a distance of 200.60 feet to a "BEASLEY" capped 1/2 inch iron rod found for a corner at the northeast corner of said 2.021 acre tract;

THENCE S 00 deg. 31'38" W along a fence and the east line of said 2.021 acre tract, a distance of 442.42 feet returning to the Point of Beginning and containing 2.026 acres of land.