

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§

COUNTY OF HUNT

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FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO. TX  
22 JAN 10 PM 2:59  
DEPUTY

**DEED OF TRUST:**

Date: June 7, 2021  
Grantor: Terry Barnard and Wendy Barnard  
Original Beneficiary: Capital Trust and Management  
Trustee: John Groom  
Recording Info: Clerk's File No. 2021-15861 of the Real Property Records of Hunt County, Texas

**CURRENT BENEFICIARY:** Capital Trust and Management

**SUBSTITUTE TRUSTEE:** Randy Daniel and/or Cindy Daniel and/or Jim O'Bryant and/or

Robert Lamont and/or David Garvin and/or Kelly Goddard

**SUBSTITUTE TRUSTEE ADDRESS:** 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

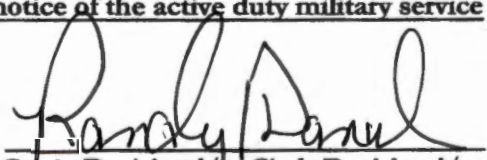
**PROPERTY DESCRIPTION:** All that certain lot, tract or parcel of land situated in Hunt County, Texas, and being known as Lot 20, Block 1, of Ridgcrest Addition Section 2, according to the Plat thereof being recorded in Volume 400, Page 253, Plat Records of Hunt County, Texas.

**DATE OF SALE:** Tuesday, February 1, 2022  
**TIME OF SALE:** No earlier than 1:00 PM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Hunt County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Hunt County Courthouse, or, if there is no such entrance, then at the west wall of the Hunt County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

**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 immediately.**

DATED: January 10, 2022



Randy Daniel and/or Cindy Daniel and/or Jim O'Bryant and/or Robert Lamont and/or David Garvin and/or Kelly Goddard  
Substitute Trustee

**PREPARED BY:**  
**BADGER LAW PLLC**  
3400 Ave. H, Second Floor  
Rosenberg, TX 77471