

8-2-F4

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-- BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

22 JUN 16 AM 11:40

DEPUTY

HUNT County

Deed of Trust Dated: November 14, 2012

Amount: \$59,880.00

Grantor(s): JEFFRY N TURNBAUGH

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2012-13610

Legal Description: SEE EXHIBIT A

WHEREAS JEFFRY N TURNBAUGH is deceased.

Date of Sale: August 2, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

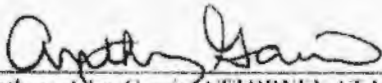
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the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

JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, 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, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON 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.

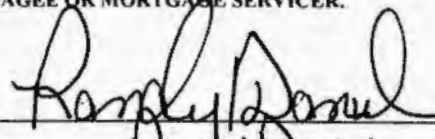
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.



Anthony Adams, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-000601



Printed Name: Randy Daniel
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT A

All that certain lot, tract or parcel of land situated in the Samuel Young Survey, Abstract No. 1188, Hunt County, Texas, and being known as that tract of land described in a Deed to Jeffrey N. Turnbaugh, et ux, as recorded in Volume 471, Page 289 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of F.M. Highway No. 903 at the Northwest corner of said Turnbaugh tract;

THENCE S. 86 deg. 32 min. 15 sec. E. along an old fence line and with the North line of said Turnbaugh tract, a distance of 436.00 feet to a 1/2" iron rod found for corner at the Northeast corner of said Turnbaugh tract;

THENCE S. 00 deg. 27 min. 45 sec. W. with the East line of said Turnbaugh tract, a distance of 199.77 feet to a 3/8" iron rod found for corner at the base of a 4"X4" post at the Southeast corner of said Turnbaugh tract;

THENCE N. 86 deg. 31 min. 57 sec. W. with the South line of said Turnbaugh tract, a distance of 436.01 feet to a 3/8" iron rod found for corner on the South side of a drive in the East line of said highway at the Southwest corner of said Turnbaugh tract;

THENCE N. 00 deg. 27 min. 45 sec. E. with the East line of said highway, a distance of 199.73 feet to the POINT OF BEGINNING and containing 2.00 acres of land more or less.