

9-16-22

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 STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 8, 2022
Grantor: Kelli Lea Underwood (Deceased), C/O Timothy A. Graham Sr., Temporary Administrator
Grantee: Wagner Development, Inc., A Texas Corporation
Note: Promissory Note dated June 8, 2017, in the original principal amount of \$28,800.00.

Deed of Trust

Date: June 8, 2017
Grantor: Kelli Lea Underwood
Grantee: Wagner Development, Inc., A Texas Corporation

FILED FOR RECORD
at 3:52 o'clock P M

AUG 12 2022

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By C. WOODEN

Recording information: Deed of Trust dated June 8, 2017, and recorded as Document No. 2017-07530 in the Official Public Records of Hunt County, Texas.

Property: All that certain lot, tract or parcel of land being Tract 20, Amended Home Place Estates according to the plat recorded in Volume 400, Page 1612, Cabinet E, Slide 186, Plat Records of Hunt County, Texas

County: Hunt

Appointment of Substitute Trustee:

In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the mortgagee has named and appointed, and by these presents does name and appoint Zachary Stubblefield, Money Law Firm, 2606 Lee St., Greenville, TX 75401, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 THE MORTGAGE SERVICER

Substitute Trustee: Zachary Stubblefield

Substitute Trustee's Addresses: MONEY LAW FIRM
2606 Lee Street
Greenville, Texas 75401

Date of Sale (first Tuesday of month): September 6, 2022

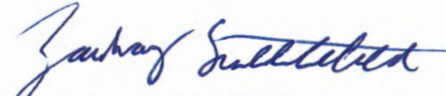
Time of Sale: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY, COURTHOUSE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS, OR AT THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE IN THE EVENT THE COURTHOUSE IS CLOSED, OR AS DESIGNATED BY THE COUNTY COMMISSIONS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Zachary Stubblefield as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

SUBSTITUTE TRUSTEE


Zachary Stubblefield