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FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

23 FEB 13 PM 12:46

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

Date: February 9, 2023

Substitute Trustee: Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

Mortgagee: Sage Grove Investments, LLC, a Texas Limited Liability Company

Mortgagee's Address: P. O. Box 2172, McKinney, Texas 75070

Note: Note dated December 2, 2019, in the amount of \$37,500.00

Deed of Trust:

Date: December 2, 2019

Grantor: Melissa Jimenez

Mortgagee: Sage Grove Investments, LLC, a Texas Limited Liability Company by Transfer of Lien from HTW Leonard, LLC

Recording Information: Recorded in Document No. 2019-18381 dated December 2, 2019

Property (including any improvements): S3565 HTW Leonard Phase 1, Block A, Lot 3, Acres 1.501. Otherwise known as 8906 CR 1143 Leonard, TX 75452

County: Hunt

Date of Sale: (first Tuesday of month) March 7, 2023

Time of Sale: 1:00 p.m.-4:00 p.m.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITES 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 MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITES STATES OF AMERICA, PLEASE SEND NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prosects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris

WHERAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 7, 2023, between one o'clock pm and four o'clock pmand beginning not earlier than 1:00 pm or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Fernando Sanchez, manager for SecureNet Services, LLC, Mortgage Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED _____

NAME

AS SUBSTITUTE TRUSTEE