

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: April 23, 2014

Amount: \$88,620.00

Grantor(s): ROBBIE J JACKSON and ROBERT L JACKSON

Original Mortgagee: BANK OF AMERICA, N.A.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 6200 S. QUEBEC STREET, SUITE 300, GREENWOOD VILLAGE, CO 80111

Recording Information: Document No. 2014-5100

Legal Description: SEE EXHIBIT "A"

WHEREAS ROBERT L JACKSON is deceased.

WHEREAS ROBBIE J JACKSON is deceased.

Date of Sale: June 6, 2023 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, PATRICK ZWIERS, 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, CONRAD WALLACE, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA 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.

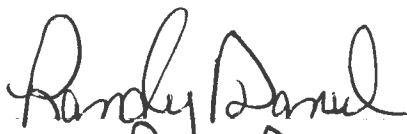
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member 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: 2022-000168



Printed Name: Randy Daniel

c/o Auction.com, LLC
I Mauchly
Irvine, California 92618

EXHIBIT 'A'

File No.: 8260407n (JD)
Property: 3201 HEMPHILL ST, GREENVILLE, TX 75401

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING PART OF BLOCK 244 OF THE ORIGINAL TOWN OF GREENVILLE, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM BENJAMIN H. HOLLERAND TO ROBERT LEE JACKSON, ET UX AS RECORDED IN VOLUME 673, PAGE 348 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT ONE) AND BEING KNOWN AS THAT TRACT OF LAND CONVEYED TO ROBERT JACKSON BY DEED RECORDED IN VOLUME 452, PAGE 452 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT TWO) AND BEING KNOWN AS THAT TRACT OF LAND CONVEYED TO ROBERT JACKSON BY DEED RECORDED IN VOLUME 325, PAGE 374 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT THREE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL BASSOC." SET (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER IN THE SOUTH LINE OF HEMPHILL STREET AT THE NORTHWEST CORNER OF THE ABOVE CITED JACKSON TRACT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO CURTIS LOVELACE, ET UX BY DEED RECORDED IN VOLUME 720, PAGE 131 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 89° 27 MIN. 22 SEC. E. WITH THE SOUTH LINE OF HEMPHILL STREET A DISTANCE OF 156.68 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF THE ABOVE CITED JACKSON TRACT THREE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM NOTA F PICKENS TO KEITH P. FISCHER, ET UX , AS RECORDED IN VOLUME 852, PAGE 758 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 00° 16 MIN. 15 SEC. E WITH THE EAST LINE OF SAID JACKSON TRACT THREE AND THE WEST LINE OF SAID FISCHER TRACT, A DISTANCE OF 95.86 FEET TO A FENCE CORNER POST FOR CORNER NEXT TO A BUILDING AT THE SOUTHEAST CORNER OF SAID JACKSON TRACT THREE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM MARIA SUSTAITA TO LEON VEGA RIVERA AS RECORDED IN VOLUME 1235, PAGE 374 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS.

Document No. 2012-5486

DO NOT REMOVE THIS PAGE - IT IS A PART OF THIS INSTRUMENT

1 Pages

Parties: HUNTEX INVESTMENTS
to
JACKSON ROBERT

FILED AND RECORDED - REAL RECORDS	CLERK'S NOTES
Date: <u>05-14-2013 01:45 PM</u>	At the time of execution, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blots, scratches, additions and changes were present at the time the instrument was filed and recorded.
Document Number: <u>2012-5486</u>	
Receipt No: <u>17-6748</u>	
Amount: \$ <u>10.00</u> Jennifer L. Landrum, County Clerk Hunt County, Texas	



STATE OF TEXAS
COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the named records of Hunt County, Texas.

Jennifer Landrum, County Clerk

Recorded By: Jodie Mosey, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

Record and Return To:

HUNTEX INVESTMENTS
2010 POPLAR ST
STE A
GREENVILLE, TX 75402



FILED FOR RECORD
at 10:42 o'clock A. M

MAY 16 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.

by Becky