

Notice of Trustee's Sale

Date: June 9, 2023

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

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: Sage Grove Investments LLC, a Texas limited liability company

Mortgagee's Address:
Sage Grove Investments LLC
P. O. Box 2172
McKinney, Texas 75070

Mortgage Servicer: SecureNet Loan Services, LLC

Mortgage Servicer's Address: P. O. Box 15826
San Antonio, Texas 78212

Note: Note dated April 14, 2022 in the amount of \$162,000.00

Deed of Trust

Date: April 14, 2022

Grantor: Justin Lawrence Wilson; and Cynthia J. Wilson

Mortgagee: Sage Grove Investments LLC, a Texas limited liability company

Recording information: Document Number 2019-02066, Official Public Records of Hunt County, Texas.

Property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

County: Hunt County, Texas.

Date of Sale (first Tuesday of month): July 5, 2023

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

Place of Sale: Area of the Hunt County Courthouse as designated by the Hunt County Commissioner's Court

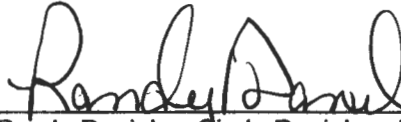
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE

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.

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style with a horizontal line underneath it.

Randy Daniel or Cindy Daniel or Jim O'Bryant or Robert Lamont or David Garvin or Kelly Goddard or David Garvin

Exhibit "A"

All that certain lot, part or parcel of land situated in the City of Colton, Hunt County, Texas, and being known as Lot 3, and part of Lot 4, Block 7 of Colton Addition, organized to the City of Colton, according to the Plat thereof recorded in Volume 408, page 219 of the Public Records of Hunt County, Texas, and being more particularly described as follows:

ENCLOSURE of a 1/4" iron rod with cap stamped "Shank & Assoc." (hereinafter called "rod") iron rod set for corner at the southeast corner of Lot 3 and at the Northwest corner of Lot 4, said point being in the East line of Main 2th Street;

TRENCH North (Directional Control Line) along the East line said tract, a distance of 80.30 feet to a 1/4" iron rod set for corner;

TRENCH S, 89 deg. 04 min. 00 sec. E. a distance of 125.00 feet to a 1/4" iron rod set for corner to the West line of Alley (not used plat);

TRENCH S, 80 deg. 00 min. 32 sec. E. along the West line of said alley, a distance of 88.34 feet to a 1/4" iron rod set for corner at the Southeast corner of Lot 3, and at the Northwest corner of Lot 2;

TRENCH N, 89 deg. 34 min. 32 sec. W. along the western line of Lot 2 and Lot 3, a distance of 125.00 feet to the Point of Beginning and containing 0.277 acres of land.

FILED FOR RECORD
at 12:04 o'clock P M


JUN 13 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Talyn*

THE STATE OF TEXAS
COUNTY OF HUNT

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of HUNT County, Texas.

2022-09323 DT
04/21/2022 10:15 AM


Becky Landrum, County Clerk
Hunt County, Texas

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