

7/12/23

Notice of Substitute Trustee's Sale

Date: June 12, 2023

Substitute Trustee: Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont, David Garvin, Kelly Goddard, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C.

Substitute Trustee's Address: Foreclosure Services, LLC
8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated January 3, 2022, in the amount of \$154,200.00.

Deed of Trust

Date: January 3, 2022

Grantor: Tarch Management Inc., a Texas corporation

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on January 5, 2022, under Clerk's Instrument No. 2022-00226 of the official public records of Hunt County, Texas

PROPERTY:

BEING LOT 5 OF HILLCREST ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 91, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

Commonly known as: 2605 Hillcrest Ave, Greenville, TX 75402

County: Hunt County

Date of Sale (first Tuesday of month): Wednesday, the 5th day of July, 2023 (which is the first Wednesday of that month)

Time of Sale: The earliest time at which the sale shall occur is 1:00 P.M. CT. The sale shall begin at that

time or not later than three hours after that time.

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 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.


Mortgagee has Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont, David Garvin, Kelly Goddard, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C, 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.


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, Substitute 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. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

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

JUN 13 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 



~~Randy Daniel, Cindy Daniel, Jim O'Bryant, Robert Lamont, David Garvin, Kelly Goddard, each acting independently on behalf of Foreclosure Services, LLC or Eric D. Feldman, Cole Emert, Jeremiah L. Garza, and Michael L. Hoffman, each acting independently on behalf of Michael L. Hoffman, P.C~~