

9-15 P. 1
FILED FOR RECORD
at 1:28 o'clock P

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AUG 10 2023

DATE: August 10, 2023

DEED OF TRUST:

Date: March 1, 2010
Grantor: Billie J. Price
Grantor's County: Hunt
Beneficiary: BILL ASLAN, aka, FARHAD ASLAN, F.B. ASLAN and F.B, ASLAN TRUSTEE
Substitute Trustee: Edgar J. Garrett, Jr.
Recorded: Instrument Number 2010-3968 Property Records of Hunt County
Property: Exhibit A attached hereto and made part hereof as if copied verbatim

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky Landrum*

NOTE:

Date: March 1, 2010
Amount: \$77,000.00
Debtor: BILLIE J. PRICE
Holder: BILL ASLAN, aka, FARHAD ASLAN, F.B. ASLAN and F.B, ASLAN TRUSTEE

DATE OF SALE OF PROPERTY: September 5, 2023

EARLIEST TIME OF SALE PROPERTY: 11:00 AM

PLACE OF SALE PROPERTY: Common area at the base of the Central stairway on the 2nd floor inside the Courthouse

Because of default in performance of the obligations of the deed of trust, Edgar J. Garrett, Jr., Substitute Trustee, will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

Witness my hand on August 10th, 2023

Edgar J. Garrett, Jr.
Edgar J. Garrett, Jr., Substitute Trustee

STATE OF TEXAS §
COUNTY OF HUNT §

BEFORE ME, the undersigned authority, on this day personally appeared Edgar J. Garrett, Jr., Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 10th day of August, 2023.

Mariah Seely
Notary Public, State of Texas



Exhibit "A"

(R50165) 3698 PRIVATE RD 3843, QUINLAN, HUNT COUNTY, TX. 75474

ALL that certain tract, lot or parcel of land being a part of Lot No. 26 and Lot No. 93 of Last Frontier Subdivision, an Addition to Hunt County, Texas, according to the Plat of thereof as recorded in Volume 400, Page 665 of the Plat Records of Hunt County, Texas and this tract being more fully describe as follows:

BEGINNING at a steel pin found at a Subdivision Road intersection at the Southwest corner of said Lot No. 93;

THENCE North 04 deg. 35 min. 38 sec. East along the East line of a proposed road and the West line of said Lot, a distance of 470.79 feet to a steel pin found for corner;

THENCE South 84 deg. 21 min. 53 sec. East, a distance of 99.77 feet to a steel pin found for corner;

THENCE North 06 deg. 39 min. 49 sec. East, along an existing fence line, a distance of 209.37 feet to a steel pin set for corner in the North line of said Lot 93;

THENCE South 89 deg. 51 min. 04 sec. East long an existing fence line on the North line of said Lot 93 and Lot 26, respectively, a distance of 384.18 feet to a steel pin set for corner;

THENCE South 04 deg. 16 min. 41 sec. West along and with an existing fence line, a distance of 631.80 feet to a steel pin found for corner in the South line of said Lot 26 and North line Subdivision Road;

THENCE South 85 deg. 49 min. 19 sec. West along the North line of said road and South line of said Lots, a distance of 499.67 feet to the PLACE OF BEGINNING and containing 6.850 acres of land, more or less. AKA 3698 PR 3843, QUINLAN.