

10-04-1

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.

5965-896

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2221 WALNUT STREET, GREENVILLE, TEXAS 75401

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HUNT COUNTY

RECORDED ON APRIL 9, 2009

UNDER DOCUMENT# 4127

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

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

OCTOBER 3, 2023

1:00 PM - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by GARY L. HUBBARD and VIRGINIA S. HUBBARD, provides that it secures the payment of the indebtedness in the original principal amount of \$154,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

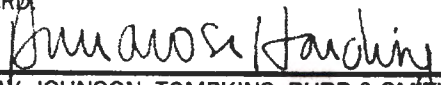
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

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 Commissioners Court.

POSTED 8-17-23

NAME Randy Daniel

TRUSTEE

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**EXHIBIT A – LEGAL DESCRIPTION
for 2221 Walnut Street, Greenville, Texas 75401**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING PART OF BLOCK 532, OF THE CITY OF GREENVILLE, TEXAS AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM INEZ W. LIPSCOMB TO BOBBY W. OLIVER AS RECORDED IN VOLUME 23, PAGE 359 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF THE ABOVE CITED OLIVER TRACT, SAID POINT BEING IN THE EAST LINE OF WALNUT STREET;

THENCE S. 89 DEG. 31 MIN. 06 SEC. E. ALONG THE NORTH LINE OF THE ABOVE CITED OLIVER TRACT, A DISTANCE OF 140.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC. (HEREINAFTER CALLED 1/2" IRON ROD FOUND) FOR CORNER AT THE NORTHEAST CORNER OF SAID OLIVER TRACT;

THENCE SOUTH ALONG A FENCE LINE, AND ALONG THE EAST LINE OF SAID OLIVER TRACT, A DISTANCE OF 78.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID OLIVER TRACT;

THENCE N. 89 DEG. 29 MIN. 42 SEC. W. ALONG THE SOUTH LINE OF SAID OLIVER TRACT, A DISTANCE OF 140.20 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID OLIVER TRACT, SAID POINT BEING IN THE EAST LINE OF WALNUT STREET;

THENCE NORTH (DIRECTIONAL CONTROL LINE) ALONG THE EAST LINE OF SAID STREET, A DISTANCE OF 77.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRES OF LAND.

FILED FOR RECORD
at _____ o'clock _____ M

AUG 17 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

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 Commissioners Court.

POSTED 8-17-23

NAME Randy Daniel

TRUSTEE