

12-5-F-8

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale:

Date: December 5, 2023

Time: the sale will begin at 1:00 PM or not later than three hours after that time.

Place: Common area at base of the central stairway on the second floor of the Hunt County Courthouse or base of the north steps outside courthouse in event courthouse is closed or as designated by the county commissioners.

2. Terms of Sale: Cash

3. Instrument to be foreclosed: The Instrument to be foreclosed is the Deed of Trust dated December 26, 2019 and recorded in document Clerk File No. 2020-00236 real property records of Hunt County, Texas, with Jesus Carranco Moreno, grantor and Luis Aguilar as mortgagee.

4. Obligations secured: Deed of Trust executed by Jesus Carranco Moreno, securing the payment of the indebtedness in the original principal amount of \$10,701.92, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Luis Aguilar is the current mortgagee of the note and Deed of Trust.

5. Property to be sold: The property to be sold is described in the attached **Exhibit A**.

6. Appointment of Substitute Trustee: On October 27, 2023, Luis Aguilar removed the original trustee and appointed Andrew D. Thomas as substitute trustee whose address is:

Law Office of Andrew D. Thomas
422 E I-30, Suite F
Royse City, Texas 75189
(469) 965-4500

The Appointment of Substitute Trustee was recorded in the real property records of Hunt County, Texas on October 27, 2023 as instrument no. 2023-21184.

FILED FOR RECORD
at 2:21 o'clock P M

NOV 01 2023

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

FILED FOR RECORD
at _____ o'clock _____ M

NOV 01 2023

by *[Signature]*

CERTIFICATE OF POSTING

My name is Rachel Myrick, and my address is Law Office of Andrew D. Thomas, 422 E. I-30, Suite F, Royse City, Texas 75189. I declare under penalty of perjury that on Nov. 1, 2023, I filed at the office of the Hunt County Clerk and cause to be posted at the Hunt County courthouse this notice of sale.

Declarant's Signature: R Myrick

Declarant's Name: Rachel Myrick

Date: Nov. 1, 2023

EXHIBIT "A"

TRACT ONE: All that certain lot, tract or parcel of land lying and being in the County of Hunt, State of Texas, described as follows, to-wit:

BEING in the City of Greenville, and a part of Lots No. 1 and 2, Block No. 5 of the Dr. Sayle Addition to said City of Greenville, according to the plat of said Addition as the same appears of records in Volume 164, Page 88 of the Deed Records of Hunt County, Texas and described as follows:

BEGINNING at the Northeast corner of said Lot No. 1, same being the intersection of the West line of Speedway Street with the South line of a 15 foot alley;

THENCE South with the West line of Speedway Street 100 feet, more or less to the Northeast corner of a lot in said Block conveyed by L.N. Byrd and wife to Florence L. Hanchey by Deed recorded in Volume 321 at Page 429 of said Deed Records;

THENCE West with the North line of said Hanchey lot 175 feet to its Northwest corner on the West line of Lot No. 2;

THENCE North with the West line of Lot No. 2, 100 feet, more or less to the Northwest corner of said Lot No. 2 on the South line of said alley;

THENCE East with the South line of said alley, 175 feet to the Place of Beginning.

TRACT TWO: All that certain tract or parcel of land lying and being situated in the County of Hunt, State of Texas, described as follows, to-wit:

BEING a part of Block 5, Dr. Sayle Addition to the City of Greenville, Texas, Volume 164, Page 88 Deed Records of Hunt County, Texas and being that portion of an alley and further described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 1, Block 5, Dr. Sayle Addition;

THENCE North 170 feet along the North boundary line of Lots 1 and 2;

THENCE North 7.5 feet;

THENCE East 170 feet parallel to the North boundary line of Lots 1 and 2 to appoint in the West boundary line of Speedway Street;

THENCE South 7.5 feet along the West boundary line of Speedway Street to the Point of Beginning, Being the same property described in a Quit-Claim Deed from the City of Greenville to J.G. Little, as shown by Deed recorded in Volume 502, Page 534, Deed Records, Hunt County, Texas.