

**Notice of Substitute Trustee's Sale**

NOV 13 2023

**Date:** November 10, 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *B. Kinjo*

**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):** Tuesday, the 5th day of December, 2023 (which is the  
first Tuesday 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 2<sup>ND</sup> 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.



~~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~~