

4-2-F13

FILED FOR RECORD  
at 10:02 o'clock A M

**Notice of Substitute Trustee's Sale**

MAR 11 2024

Date: March 4, 2024

Substitute Trustee: GEORGE IVAN ALEXANDER

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinson*

Current Owner and Holder of Note: HERITAGE PARK PROPERTIES and CHICAGO LEGACY GROUP, LP

Note: Note executed on March 3, 2021, in the original principal amount of \$2,702,308.48.

Deed of Trust

Date: Executed on March 3, 2021, effective March 3, 2021

Grantor: 7 STAR CLUB, INC., A TEXAS CORPORATION

Lender: HERITAGE PARK PROPERTIES and CHICAGO LEGACY GROUP, LP

Recording information: Deed of Trust recorded under Document No.2021-04776 of the Official Public Records of Hunt County, Texas on March 9, 2021.

Property: All that certain lot, tract or parcel of land situated in Hunt County, Texas, and being more particularly described in the attached Exhibit "A".

County: Hunt

Date of Sale (first Tuesday of month): April 2, 2024

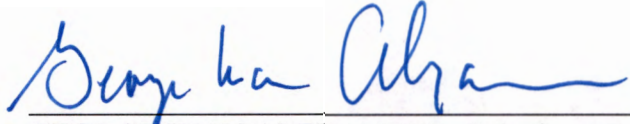
Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Hunt County Courthouse in Greenville, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Substitute Trustee under the Appointment of Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**



GEORGE IVAN ALEXANDER, Substitute Trustee  
Curtis & Alexander, P.C.

2708 Washington Street; P.O. Box 1274

Greenville, Texas 75403-1274

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**EXHIBIT 'A'**

File No.: **2512335-F1257 (LS)**

Property: **25.62 acres,, Greenville, TX 75401**

**BEING A 25.62 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MCKINGS M. KNIGHT SURVEY, ABSTRACT NO. 573, HUNT COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 37.366 ACRE TRACT OF LAND CONVEYED FROM RALPH AVOLIO AND RAE AVOLIO TO CHICAGO LEGACY GROUP, LP, A TEXAS LIMITED PARTNERSHIP AND HERITAGE PARK PROPERTIES, A TEXAS PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN FILE NO. 2016- 11172, OFFICIAL PUBIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A NORTH CORNER OF SAID 37.366 ACRE TRACT, AT THE WEST CORNER OF A CALLED 2.45 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GREENVILLE, TEXAS, BY DEED AS RECORDED IN VOLUME 806, PAGE 159, DEED RECORDS, HUNT COUNTY, TEXAS, AND ON THE SOUTHEAST LINE OF ONEAL STREET;**

**THENCE WITH THE NORTHEAST LINE OF SAID 37.366 ACRE TRACT AND WITH THE SOUTHWEST LINE OF SAID 2.45 ACRE TRACT THE FOLLOWING COURSES:**

**SOUTH 42 DEGREES 33 MINUTES 37 SECONDS EAST, A DISTANCE OF 66.19 FEET TO A 1/2 INCH IRON ROD FOUND;**

**SOUTH 48 DEGREES 21 MINUTES 06 SECONDS EAST, A DISTANCE OF 99.98 FEET TO A 1/2 INCH IRON ROD FOUND;**

**SOUTH 42 DEGREES 51 MINUTES 29 SECONDS EAST, PASSING THE SOUTHWEST CORNER OF SAID 2.45 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.58 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GREENVILLE, TEXAS, BY DEED AS RECORDED IN VOLUME 806, PAGE 168, DEED RECORDS, HUNT COUNTY, TEXAS, PASSING THE SOUTH CORNER OF SAID 3.58 ACRE TRACT AND A CORNER ON THE WESTERLY LINE OF A CALLED 3.379 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GREENVILLE, TEXAS, BY DEED AS RECORDED IN VOLUME 806, PAGE 179, DEED RECORDS, HUNT COUNTY, TEXAS, CONTINUING IN ALL A TOTAL DISTANCE OF 2,143.27 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 37.366 ACRE TRACT, AT THE NORTH CORNER OF A CALLED LOT 2R-1, PURVIS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 154, PLAT RECORDS, HUNT COUNTY, TEXAS AND ON THE SOUTHWEST LINE OF A CALLED 3.379 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GREENVILLE, TEXAS, BY DEED AS RECORDED IN VOLUME 806, PAGE 179, DEED RECORDS, HUNT COUNTY, TEXAS;**

**THENCE SOUTH 36 DEGREES 07 MINUTES 39 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID 37.366 ACRE TRACT AND WITH THE NORTHERLY NORTHWEST LINE OF SAID LOT 2R-1, A DISTANCE OF 112.22 FEET TO A 1/2 INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "PACHECO KOCH" AT AN INTERIOR CORNER OF SAID LOT 2R-1;**

**THENCE SOUTH 80 DEGREES 44 MINUTES 55 SECONDS WEST, WITH THE SOUTHERLY NORTHWEST LINE OF SAID LOT 2R-1 AND OVER AND ACROSS SAID 37.366 ACRE TRACT, A DISTANCE OF 433.72 FEET TO A POINT FOR CORNER AT THE WEST CORNER OF SAID LOT**

**2R-1, ON THE SOUTHWEST LINE OF SAID 37.366 ACRE TRACT, ON THE NORTHEAST LINE OF LOOP 315 (U. S. HIGHWAY NO. 69) (JOE RAMSEY BLVD.) (300' RIGHT OF WAY), AND ON A CURVE TO THE LEFT, WITH A RADIUS OF 5,916.58 FEET, A DELTA ANGLE OF 01 DEGREES 27 MINUTES 27 SECONDS, THE CHORD OF WHICH BEARS NORTH 72 DEGREES 57 MINUTES 37 SECONDS WEST, FOR A CHORD DISTANCE OF 150.50 FEET, AND FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 70 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 393.24 FEET;**

**THENCE WITH THE SOUTHWEST LINE OF SAID 37.366 ACRE TRACT AND WITH THE NORTHEAST LINE OF LOOP 315 AND ALONG THE ARC OF SAID CURVE, FOR AN ARC LENGTH OF 150.50 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE", FROM WHICH A CONCRETE MONUMENT FOUND BEARS NORTH 81 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 1,607.52 FEET;**

**THENCE OVER AND ACROSS SAID 37.366 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:**

**NORTH 16 DEGREES 18 MINUTES 40 SECONDS EAST, A DISTANCE OF 109.38 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE";**

**NORTH 57 DEGREES 06 MINUTES 46 SECONDS WEST, A DISTANCE OF 173.29 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE";**

**NORTH 30 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 208.14 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE";**

**NORTH 11 DEGREES 10 MINUTES 45 SECONDS WEST, A DISTANCE OF 385.10 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE";**

**NORTH 27 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 260.21 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE";**

**SOUTH 89 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 886.85 FEET TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE" ON A SOUTHWEST LINE OF SAID 37.366 ACRE TRACT AND ON THE NORTHEAST LINE OF A CALLED 0.5211 ACRE TRACT OF LAND, TRACT TWO, CONVEYED TO MATTHEW HUTCHINS, ET UX, BY DEED AS RECORDED IN FILE NO. 2012-10139, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND AT A SOUTHWEST CORNER OF SAID 37.366 ACRE TRACT BEARS SOUTH 41 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 155.59 FEET;**

**THENCE NORTH 41 DEGREES 39 MINUTES 33 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID 37.366 ACRE TRACT AND THE NORTHEAST LINE OF SAID 0.5211 ACRE TRACT, A DISTANCE OF 375.59 FEET TO A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 37.366 ACRE TRACT, AT THE NORTH CORNER OF SAID 0.5211 ACRE TRACT AND ON THE SOUTHEAST LINE OF ONEAL STREET;**

**THENCE NORTH 48 DEGREES 13 MINUTES 46 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID 37.366 ACRE TRACT AND WITH THE SOUTHEAST LINE OF ONEAL STREET, A DISTANCE OF 822.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.62 ACRES OF LAND.**

**60' INGRESS/EGRESS EASEMENT**

**BEING A 60 FOOT INGRESS AND EGRESS EASEMENT SITUATED IN THE MCKINGS M. KNIGHT SURVEY, ABSTRACT NO. 573, HUNT COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 37.366 ACRE TRACT OF LAND CONVEYED FROM RALPH AVOLIO AND RAE AVOLIO TO CHICAGO LEGACY GROUP, LP, A TEXAS LIMITED PARTNERSHIP AND HERITAGE PARK PROPERTIES, A TEXAS PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN FILE NO. 2016- 11172, OFFICIAL PUBIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH AN ORANGE CAP STAMPED "STOVALL" AT THE NORTHWEST CORNER OF ANYTIME FITNESS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 133, PLAT RECORDS, HUNT COUNTY, TEXAS, ON THE SOUTHERLY WEST LINE OF SAID 37.366 ACRE TRACT AND ON THE EAST LINE OF GATEWAY**

**ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 369, PLAT RECORDS, HUNT COUNTY, TEXAS;**

**THENCE NORTH 00 DEGREES 43 MINUTES 59 SECONDS WEST, WITH THE SOUTHERLY WEST LINE OF SAID 37.366 ACRE TRACT AND WITH THE EAST LINE OF SAID GATEWAY ADDITION, PASSING AT 508.95 FEET A 1/2 INCH IRON ROD FOUND AT AN ELL CORNER OF SAID 37.366 ACRE TRACT AND AT THE NORTHEAST CORNER OF SAID GATEWAY ADDITION, AND OVER AND ACROSS SAID 37.366 ACRE TRACT A TOTAL DISTANCE OF 626.12 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE" BEARS SOUTH 89 DEGREES 11 MINUTES 49 SECONDS WEST, A DISTANCE OF 601.21 FEET;**

**THENCE NORTH 89 DEGREES 11 MINUTES 49 SECONDS EAST, OVER AND ACROSS SAID 37.366 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "BY-LINE" BEARS NORTH 89 DEGREES 11 MINUTES 49 SECONDS EAST, A DISTANCE OF 225.64 FEET;**

**THENCE SOUTH 00 DEGREES 43 MINUTES 59 SECONDS EAST, PARALLEL WITH AND 60 FEET TO THE RIGHT OF THE SOUTHERLY WEST LINE OF SAID 37.366 ACRE TRACT, A DISTANCE OF 638.20 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID ANYTIME FITNESS ADDITION, FROM WHICH A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "STOVALL" AT THE NORTHEAST CORNER OF SAID ANYTIME FITNESS BEARS SOUTH 79 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 163.85 FEET;**

**THENCE NORTH 79 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE NORTH LINE OF SAID ANYTIME FITNESS ADDITION, A DISTANCE OF 61.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES OF LAND.**

**A.P.N.**