

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of June, 2024
Time: 1:00 PM or not later than three hours after that time
Place: AT "On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Hunt County, Texas, or at the area most recently designated by the Hunt County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 21, 2021
Grantor(s): DANIEL MORALES AND MADISON JOY MORALES, HUSBAND AND WIFE
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Primelending, A
Plainscapital Company
Original Principal: \$133,600.00
Recording Information: Deed Inst.# 2021-16270,
Current Mortgagee/Beneficiary: Colonial Savings, F.A.
Secures: The Promissory Note (the "Note") in the original principal amount of \$133,600.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Hunt
Property Description: (See Attached Exhibit "A")
Property Address: 216 County Road 3318, Greenville, TX 75402
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Colonial Savings, F.A.
Mortgage Servicer Address: 2626A West Freeway Fort Worth, TX 76102

File No.: 23-01034TX

FILED FOR RECORD
at 8:14 o'clock A.M.

MAY 02 2024

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

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is _____, I declare

under penalty perjury that _____ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING A 1.984 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. THOMPSON SURVEY, ABSTRACT NO. 156, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACTS ONE AND TWO TO STEPHEN J. HARWICK AND WIFE, ANGELET M. HARWICK, AS RECORDED IN VOLUME 580, PAGE 300, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID TRACT TWO AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRITTANY NICOLE PETERS, AS RECORDED IN INSTRUMENT NO. 2010-1749, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE BOBBY H. PARKER REVOCABLE LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2010-709, SAID DEED RECORDS;

THENCE SOUTH 00° 36' 27" WEST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 294.94 FEET AND CONTINUING A TOTAL DISTANCE OF 324.96 FEET ALONG THE COMMON LINE OF SAID TRACT TWO AND SAID PETERS TRACT TO THE COMMON SOUTH CORNER OF SAID TRACTS, BEING IN COUNTY ROAD 3318;

THENCE SOUTH 89° 59' 03" WEST, PASSING THE COMMON SOUTH CORNER OF SAID TRACT TWO AND AFORESAID TRACT ONE AT A DISTANCE OF 132.67 FEET AND CONTINUING A TOTAL DISTANCE OF 264.51 FEET ALONG SAID COUNTY ROAD 3318 TO A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID TRACT ONE AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KENNETH W. PARKER, JR., AS RECORDED IN VOLUME 14, PAGE 703, AFORESAID DEED RECORDS;

THENCE NORTH 00° 35' 24" EAST, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 29.77 FEET AND CONTINUING A TOTAL DISTANCE OF 328.45 FEET ALONG THE COMMON LINE OF SAID TRACT ONE AND SAID PARKER TRACT (141703) TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF AFORESAID PARKER TRACT (2010-709);

THENCE SOUTH 89° 15' 34" EAST ALONG THE COMMON LINE OF SAID TRACT ONE AND SAID PARKER TRACT (2010-709), PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID TRACT ONE AND AFORESAID TRACT TWO AT A DISTANCE OF 131.93 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID TRACT TWO AND SAID PARKER TRACT (2010-709) A TOTAL DISTANCE OF 264.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 86,428 SQUARE FEET OR 1.984 ACRES OF LAND.