

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 24<sup>th</sup> day of February, 2023, BRANDON HOGUE AND WIFE, ASHLEY HOGUE, executed a Deed of Trust (Security Agreement, Financing Statement) conveying to JUSTIN ARMSTRONG, Trustee for UBANK, the Real Estate hereinafter described, said Deed of Trust (Security Agreement, Financing Statement) being recorded in County Clerk's File No. 2023-03491, Official Public Records of Hunt County, Texas;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust (Security Agreement, Financing Statement); and

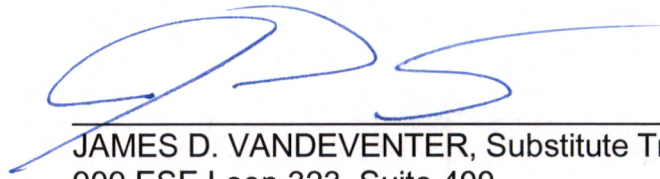
WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4<sup>th</sup> day of June, 2024, between 1:00 o'clock p.m. and 4:00 o'clock p.m., I will sell said Real Estate at 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 of the Courthouse in the event the Courthouse is closed, or if the preceding area is no longer the designated area, then in the area designated by the Commissioners Court of Hunt County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code, to the highest bidder for cash.

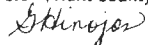
Said Real Estate is described as follows: In the County of Hunt, State of Texas:

Property described in Exhibit "A" attached hereto and made a part hereof.

WITNESS MY HAND this 2<sup>nd</sup> day of May, 2024.

  
\_\_\_\_\_  
JAMES D. VANDEVENTER, Substitute Trustee  
909 ESE Loop 323, Suite 400  
Tyler, TX 75701

FILED FOR RECORD  
at 1:16 o'clock P M

MAY 06 2024  
BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

## EXHIBIT "A"

Being a 20.00 acre tract or parcel of land situated in the W.L. Norwell Survey, Abstract No. 800 and Lemuel Peters Survey, Abstract No. 828, Hunt County, Texas, and being all of that certain called 20.000 acre tract of land conveyed from NovaTech Enterprises, LLC, to Brandon Hogue, et al, by Warranty Deed, as recorded in File No. 2020-20878, Official Public Records, Hunt County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Northeast corner of said 20.000 acre tract, at the Southeast corner of a called 39.630 acre tract of land conveyed to Mary Ann Humphries, by deed as recorded in Volume 493, Page 488, Real Property Records, Hunt County, Texas, and in the West margin of County Road 4508;

THENCE South 00 degrees 13 minutes 36 seconds West, with the East line of said 20.000 acre tract and along the West margin of County Road 4508, a distance of 355.94 feet to a point at the Southeast corner of said 20.000 acre tract and in the North line of a called 5.000 acre tract of land conveyed to Grisel Gonzalez, by deed as recorded in File No. 2021-02161, Official Public Records, Hunt County, Texas;

THENCE North 89 degrees 22 minutes 45 seconds West, with the South line of said 20.000 acre tract, with the North line of said 5.000 acre tract, and with the North line of the remainder of a called 74.464 acre tract of land, described as Tract Three, conveyed to Laura M. Gonzalez, by Affidavit of Heirship, as recorded in File No. 2017-11602, Official Public Records, Hunt County, Texas, passing at 6.82 feet a concrete right-of-way monument found for reference, continuing for a total distance of 2,447.81 feet to a 1/2" iron rod found at the Southwest corner of said 20.000 acre tract and at the Northwest corner of said 74.464 acre tract;

THENCE North 00 degrees 13 minutes 36 seconds East, with the West line of said 20.000 acre tract, a distance of 355.94 feet to a 5/8" iron pipe found at the Northwest corner of said 20.000 acre tract and at the Southwest corner of said 39.630 acre tract;

THENCE South 89 degrees 22 minutes 45 seconds East, with the North line of said 20.000 acre tract and with the South line of said 39.630 acre tract, a distance of 2,447.81 feet to the POINT OF BEGINNING and CONTAINING 20.00 acres of land.