

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: August 15, 2018

Amount: \$80,400.00

Grantor(s): BERTHA JIMENEZ and JOSE JIMENEZ

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SERVBANK, SB

Mortgagee Address: SERVBANK, SB, 3201 ORCHARD ROAD, OSWEGO, IL 60543

Recording Information: Document No. 2018-12554

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: August 6, 2024 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, PATRICK ZWIERS, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA OR CHERYL HARRIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Alvar Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-002709

Printed Name: Randy Daniel
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD
at 9:41 o'clock A M

JUN 20 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES WEST SURVEY, ABSTRACT NO. 1177, HUNT COUNTY, TEXAS, THE SAME TRACT OF LAND CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT RECORDED IN DOCUMENT NO. 2012-2453 REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF COUNTY ROAD NO. 4514, SAID POINT BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HANNAH R. DOUGLAS RECORDED IN DOCUMENT NO. 2011-13819 REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 58 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID DOUGLAS TRACT PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS AT 31.78 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1017.60 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID DOUGLAS TRACT, SAID POINT BEING IN AN EASTERLY LINE OF THE RESIDUE OF A CALLED 97.454 ACRE TRACT NOW OR PREVIOUSLY OWNED BY DELTA-COLEMAN INC. RECORDED IN VOLUME 5, PAGE 814 REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 01 DEGREES 15 MINUTES 08 SECONDS WEST A DISTANCE OF 214.96 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR CORNER, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO EZEQUIEL CHAVEZ RECORDED IN VOLUME 1754, PAGE 224 REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 50 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID CHAVEZ TRACT A DISTANCE OF 14.20 FEET TO A 3/8 INCH IRON ROD FOUND FOR ANGLE POINT, THE SOUTHEAST CORNER OF SAID CHAVEZ TRACT;

THENCE NORTH 88 DEGREES 56 MINUTES 46 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID DELTA-COLEMAN TRACT A DISTANCE OF 1009.86 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID COUNTY ROAD NO. 4514, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP FOR WITNESS BEARS SOUTH 88 DEGREES 56 MINUTES 46 SECONDS WEST - 30.34 FEET;

THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST WITHIN SAID COUNTY ROAD NO. 4514 A DISTANCE OF 214.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 219,106.79 SQUARE FEET OR 5.030 ACRES OF LAND.