

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 STATE, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD
at 4:10 o'clock P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 24, 2024

JUL 02 2024

Borrowers: Jami B. Miller and Roger L. McMillan

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

Mortgagee: Global Prestige Property, LLC

Note: Real Estate Note dated February 18, 2010, in the original principal amount of \$14,500.00.

Deed of Trust

Date: February 18, 2010

Grantor: Jami B. Miller and Roger L. McMillan

Grantee: Global Prestige Property, LLC

Recording information: Deed of Trust dated February 18, 2010, and recorded as Document No. 2020-05707 in the Official Public Records of Hunt County, Texas.

Property: All that certain lot, tract or parcel of land situated in the G. W. Cooper Survey, in the City of Commerce, Hunt County, Texas, being part of Block 3, Hundley Park Addition, an Addition to the City of Commerce and being more particularly described as follows:

Beginning at the center of the intersection of Maple and Hickory Streets:

Thence North along center of Hickory Street 230 feet to Southeast corner of cords Lennon Int. Thence West 243 feet, 7 inches; Thence South 112 feet; Thence East 56 feet, 9 inches; Thence in a Northeasterly direction 36 feet, 5 inches to stake; Thence South 16 feet, 3 inches to stake; Thence East 3 feet; Thence South 110 feet, 10 inches to center of Maple Street; Thence East 145 feet to Place of Beginning and being same lot deeded to

O.L. Addy by W. R. Harrison and wife, dated July 10, 1948 as shown in Volume 453, Page 608, Deed Records, Hunt County, Texas.

Commonly known as: 900 Maple Street, Commerce, Texas 75248

County: Hunt

Appointment of Substitute Trustee:

In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the mortgagee has named and appointed, and by these presents does name and appoint Zachary Stubblefield, Money Law Firm, 2606 Lee St., Greenville, TX 75401, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 THE MORTGAGE SERVICER

Substitute Trustee: Zachary Stubblefield

Substitute Trustee's Addresses: MONEY LAW FIRM
2606 Lee Street
Greenville, Texas 75401

Date of Sale (first Tuesday of month): August 6, 2024

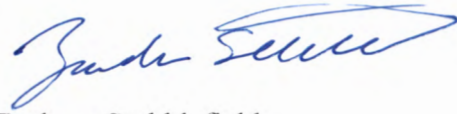
Time of Sale: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY, COURTHOUSE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS, OR AT THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE IN THE EVENT THE COURTHOUSE IS CLOSED, OR AS DESIGNATED BY THE COUNTY COMMISSIONS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Zachary Stubblefield 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.

Notice is given that on the Date of Sale, Substitute Trustees will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

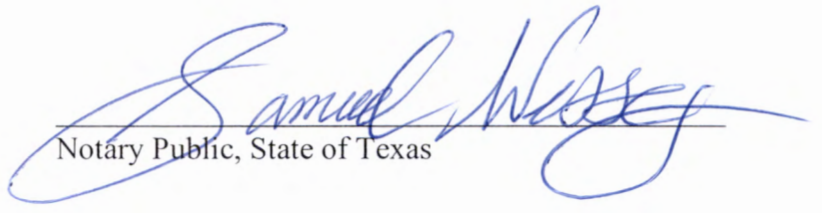
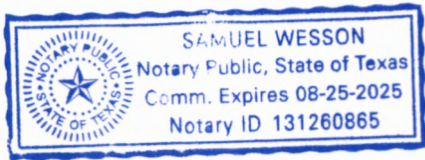
SUBSTITUTE TRUSTEE



Zachary Stubblefield

STATE OF TEXAS)
)
COUNTY OF HUNT)

This instrument was acknowledged before me on the ^{24th} ~~21st~~ day of June, 2024, by Zachary Stubblefield.


Notary Public, State of Texas