

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: March 2, 2012

Amount: \$92,201.00

Grantor(s): NATHAN D MOREL and ROLANDA R MOREL

Original Mortgagee: EVOLVE BANK & TRUST, A ARKANSAS BANKING CORPORATION

Current Mortgagee: SERVBANK, SB

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

Recording Information: Document No. 2012-2596

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: October 1, 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.

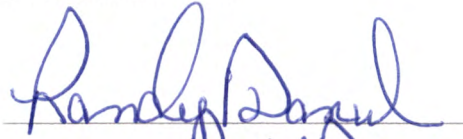
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 Adams, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASH, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-300390



Printed Name: Randy Daniel
c/o Auction.com, L.L.C
1 Mauchly
Ir inc. California 92618

FILED FOR RECORD
at 1:02 o'clock P M

AUG 08 2024

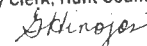
BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

EXHIBIT 'A'

All that certain lot, tract or parcel of land situated in the W C Young Survey, Abstract No. 1181, Hunt County, Texas, and being known as Tract 12-A and Tract 12-B of the Revised Replat of Tract 12 Hunt County Investment Tracts as recorded in Volume 400, Page 1249, of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for corner at the Northeast corner of Tract 12-A, said point at the intersection of County Road No 1067 and County Road No 1068,

THENCE S 01 deg. 33 min 49 sec W. along County Road No 1068, a distance of 1301.46 feet to a point for corner at the Southeast corner of Tract 12-A, said point also being the Northeast corner of Tract 13 of Hunt County Investment Tracts as recorded in Volume 400, Page 1047 of the Plat Records of Hunt County Texas;

THENCE N 89 deg. 11 min 36 sec W. with the South line of said Tract 12-A, and along the North line of Tract 13, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC " set for a witness at a distance of 9.00 feet and continuing with the South line of Lot 12-A and the North line of Tract 13 for a total distance of 354.82 feet to a 1/2" iron rod with cap stamped "STOVALL & ASSOC " set for corner at the Southwest corner of said Tract 12-A, said point also being the Southeast corner of Tract 11 of Hunt County Investment Tracts

THENCE N. 00 deg. 48 min 24 sec E with the West line of Tract 12-A and the East line of Tract 11, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC " found for witness at a distance of 1270.53 feet and continuing for a total distance of 1300.53 feet to a point for corner in County Road No. 1067 at the Northwest corner of Tract 12-A, said point also being the Northeast corner of Tract 11

THENCE S 89 deg 19 min. 11 sec. E along County Road No 1067, a distance of 372.02 feet to the **POINT OF BEGINNING** and containing 10.85 acres of land