

2-5-1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: December 6, 2013

Amount: \$69,714.00

Grantor(s): TERESA K LEE

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 2013-15088

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: February 4, 2025 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 Alton Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-001085

Printed Name: Randy Daniel
c/o Service Link
7301 N. Hwy 161, Ste. 305

Irving, Texas 75039

FILED FOR RECORD
at 1:50 o'clock P M

NOV 14 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by

EXHIBIT A

All that certain lot, tract or parcel of land situated in the M.M. Knight Survey, Abstract No. 573, City of Greenville, Hunt County, Texas, and being part of Lot 2, Block 20 of the Arnold Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 78, Page 480 of the Deed Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Marvin E. Oison, et al, to Becky Rigsby as recorded in Volume 1145, page 663 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "OWENS" found for corner in the North line of Cornelia Street at the Southeast corner of the above cited Subject Tract, said point also being the Southwest corner of that tract of land described as Tract Two in a Deed from Jerrold Snipes to the Rivers of Love Church as recorded in Document No. 2009-9383 of the Real Records of Hunt County, Texas;

THENCE S. 89 deg. 22 min. 30 sec. W. with the North line of Cornelia Street a distance of 63.70 feet to a 1/2" iron rod found for corner at the Southwest corner of said Subject Tract;

THENCE N. 00 deg. 37 min. 13 sec. W. with the West line of said Subject Tract a distance of 157.17 feet to a 1/2" iron rod found for corner in the South line of Lot D of the W.E. Mullins Re-Subdivision of Lots 3, 4 and North One Half Lot 2, Block 20 of the Arnold Addition, as recorded in Volume 586, Page 119 of the Deed Records of Hunt County, Texas, at the Northwest corner of said Subject Tract;

THENCE N. 89 deg. 34 min. 50 sec. E. with the North line of said Subject Tract and the South line of Lot D a distance of 63.48 feet to a 1/2" iron rod with cap stamped "OWENS" found for corner in the West line of said Rivers of Love Church tract at the Northeast corner of said Subject Tract;

THENCE S. 00 deg. 42 min. 09 sec. E. with the East line of said Subject Tract and the West line of said Rivers of Love Church tract a distance of 156.94 feet to the **POINT OF BEGINNING** and containing 0.229 acres of land.