DATE: November 8, 2019

REAL ESTATE LIEN NOTE
Date: May 19, 2008
Maker: Jose Manuel Munoz and wife, Diana Martinez Munoz
Payee: Donna Trice, Trustee for FRF Phase II
Holder: Donna Trice, Trustee for FRF Phase II
Amount: $29,000.00

DEED OF TRUST
Date: May 19, 2008
Grantor: Jose Manuel Munoz and, wife Diana Martinez Munoz
Grantor's County: Cooke County, Texas
Beneficiary: Donna Trice, Trustee for FRF Phase II
Trustee: Donna Trice
County Where Property Located: Cooke County, Texas
Recording Information: Document Volume 1696 Page 838 Cooke County Real Property Records
Property: Lot 53, Block 1, Section 5, FRF Estates Phase II Subdivision, an Addition to Cooke County, Texas according to the Plat thereof recorded in the Office of the County Clerk of Cooke County, Texas.

SALE OF PROPERTY
Date of Sale: Tuesday, December 3, 2019
Time of Sale: Between 10 o'clock a.m. and 1 o'clock p.m.
Place of Sale: Cooke County Courthouse located on the square in Gainesville, Cooke County, Texas, at the location designated by the Cooke County Commissioners Court for the sale of real property.

Because of default in performance of the obligations under the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

Donna J. Trice, Substitute Trustee for FRF Phase II
STATE OF TEXAS

COUNTY OF COOKE

KNOW ALL MEN BY THESE PRESENTS:

Donna J. Trice acknowledged the above instrument before me on the 8th day of November 8, 2019.

Return to:
Donna Trice, Trustee for FRF Phase II
P. O. Box 1184
Sanger, Texas 76266