


Filed For Record
Jun 12, 2020 at 10:45A

Pam Harrison
County Clerk, Cooke CO. TX
By 
Deputy Clerk

TAMAMOI LLC, a Delaware limited liability company, Noteholder
Ghrist Law Firm PLLC (hereinafter "Attorney")

Hurricane Holdings Inc., a Wyoming corporation
1712 Pioneer Ave, Suite 7000
Cheyenne WY 82001

Sent via regular mail and CMRR # 7019 1640 0001 9056 4579 on 6-8-2020

Hurricane Holdings Inc., a Wyoming corporation
1930 Hemming Rd.
Valley View, Texas 76272

Sent via regular mail and CMRR # 7019 1640 0001 9056 4586 on 6-8-2020

NOTICE OF TRUSTEE'S SALE

WHEREAS Hurricane Holdings Inc., a Wyoming corporation executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Cooke County, Texas and is recorded under Clerk's File/Instrument Number 86352, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 7th day of July, 2020

Time: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Cooke 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 Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain 57.063 acres, more or less, situated in the COOKE CSL SURVEY, Abstract Number 205, and also containing a part of Lot 6R LAKEVIEW SUBDIVISION, Cooke

County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes. EXHIBIT "A" SITUATED in the State of Texas and County of Cooke, being part of the Cooke County School Land Survey, Abstract No. 205, being parts of Lots 15, 17 and 82 of said survey and being all of a called 57.06 acre tract as recorded in Volume 1407, Page 418 of the Deed Records of Cooke County, part of the 57.06 acres is also part of Lot 6R of the Resubdivision of Lots 6, 7 and 10 of Lakeview Subdivision Section 2 as recorded in Cabinet A, Slide 229, said premises being more particularly described as follows: BEGINNING at a capped iron rod set marking the northwest corner of said premises, said corner being in the east right-of-way line of Hemming Road; THENCE departing said road and with the north line of said premises, South 85°31'44" East, 1,097.29 feet to a capped iron rod set marking an angle point in said north line; THENCE continuing with the north line of said premises, North 89°16'22" East, 2,443.77 feet to a 1/2 inch iron rod found marking the northeast corner of said premises; THENCE with the east line of said premises, South 00°39'52" East, 427.16 feet to a 1/2 inch iron rod found marking the most easterly southeast corner of said premises; THENCE with south line of said premises, North 89°45'38" West, 946.85 feet to a 1/2 inch iron rod found welded to a fence corner post marking an internal corner of said premises; THENCE with the east line of said premises, South 00°59'05" West, 383.92 feet to a 1/2 inch iron rod found welded to a fence corner post marking the most southerly southeast corner of said premises; THENCE with the south line of said premises, North 89°33'17" West, 2,791.47 feet to a wood fence corner post found marking the southwest corner of said premises and being at said road; THENCE with said road and the west line of said premises as follows: North 32°27'08" East, 78.45 feet to a capped iron rod set; With a curve to the left having a radius of 994.93, a chord of North 19°06'48" East, 459.08 feet and an arc of 463.25 feet to a capped iron rod set; North 05°46'29" East, 64.60 feet to a capped iron rod set, North 00°42'49" East, 275.65 feet to the point of beginning and containing 57.063 acres of land. NOTE*** Company does not represent that the above acreage and/or square footage calculations are correct.

3. Name and Address of Sender of Notice:

Ghrist Law Firm, PLLC, Ian Ghrist, 2735 Villa Creek Drive, Suite 140, Farmer's Branch, Texas 75234

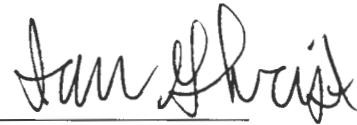
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Notice of acceleration. To any extent that the promissory note secured by the deed of trust has not matured, the lender hereby accelerates the maturity date such that all amounts are immediately due and payable.

Ghrist Law Firm PLLC

A handwritten signature in black ink that reads "Ian Ghrist". The signature is written in a cursive style and is positioned above a horizontal line.

Ian Ghrist, Substitute Trustee
2735 Villa Creek Drive, Suite 140
Farmer's Branch, Texas 75234
(817) 778-4136