

2347 Charity Rd, Commerce, TX 75428

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FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 JAN -4 AM 10:33
BY: *[Signature]* 17-020748
DEPUTY

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 immediately.

1. Date, Time, and Place of Sale.

Date: 2/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/01/2016 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2016-1306 with MICHAEL HORN (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL HORN, securing the payment of the indebtedness in the original amount of \$268,552.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D. HENSON SURVEY, ABSTRACT NO. 421, HUNT COUNTY, TEXAS, AND BEING THAT TRACT OF LAND DESCRIBED AS PLAT "A" TRACT ONE IN A DEED TO MARY ELLEN OATS AS RECORDED IN DOCUMENT NO. 2016-503 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING THAT TRACT OF LAND DESCRIBED AS 1.00 ACRE IN A DEED TO TED D. OATS, ET UX, AS RECORDED IN VOL. 921, PG. 132 OF THE D.R.H.C T AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF CHARITY ROAD AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLOT "A" TRACT ONE AND BEING IN THE SOUTH LINE OF CHARITY ROAD;

THENCE S. 81 DEG. 18 MIN. 32 SEC. E. WITH THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 73.22 FEET TO A BOIS D'ARC POST FOUND FOR CORNER IN THE WEST LINE OF A TRACT OF AND DESCRIBED IN A DEED TO THE CITY OF COMMERCE AS RECORDED IN VOL. 348, PG. 810 OF THE R.P.R.H.C.T.;

THENCE S. 00 DEG. 09 MIN. 48 SEC. W. WITH THE WEST LINE OF SAID CITY OF COMMERCE TRACT, A DISTANCE OF 554.92 FEET TO A 1/2" IRON ROD SET FOR CORNER;



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THENCE WEST, A DISTANCE OF 495.95 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE EAST LINE OF AN ALLEY, SAID ALLEY BEING PART OF INDIAN CREEK SECTION ONE, AN ADDITION TO THE CITY OF COMMERCE AS RECORDED IN VOL. 400, PG. 449 OF THE P.R.H.C.T.;

THENCE N. 08 DEG. 29 MIN. 59 SEC. W WITH THE EAST LINE OF SAID ALLEY, A DISTANCE OF 246.76 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF A STREET PER SAID ADDITION,

THENCE S. 89 DEG. 40 MIN. 30 SEC. E. WITH THE SOUTH LINE OF SAID STREET A DISTANCE OF 92.95 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N. 03 DEG. 32 MIN. 28 SEC. W WITH THE EAST LINE OF SAID STREET, A DISTANCE OF 41.30 FEET TO A 1/2" IRON ROD FOUND IN A FENCE LINE AT THE SOUTHWEST CORNER OF A CALLED 0.06 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSEPH ROY RIDDLE, ET UX, AS RECORDED IN VOL. 1208, PG. 523 OF THE O.P.R.H.C.T.;

THENCE N. 89 DEG. 07 MIN. 19 SEC. E. WITH THE SOUTH LINE OF SAID 0.06 ACRE TRACT A DISTANCE OF 140.02 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.06 ACRE TRACT;

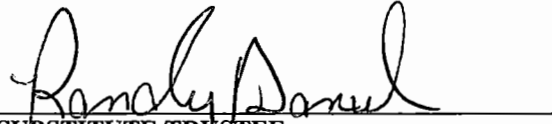
THENCE N. 03 DEG. 32 MIN. 28 SEC. W WITH THE EAST LINE OF SAID RIDDLE TRACTS, A DISTANCE OF 291.13 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT AND BEING IN THE SOUTH LINE OF CHARITY ROAD;

THENCE N. 86 DEG. 27 MIN. 32 SEC. E. WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT AND ALONG SAID ROAD, A DISTANCE OF 218.05 FEET TO A POINT FOR CORNER WITHIN THE PAVEMENT OF SAID ROAD, AT A TURN IN THE NORTH LINE OF SAID 1.00 ACRE TRACT;

THENCE S. 70 DEG. 34 MIN. 39 SEC. E. WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 64.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450



SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Jennifer A. Hooper, Esq.,
Robert LaMont, David Sims, Harriett Fletcher,
Sheryl LaMont, Allan Johnston, Sharon St. Pierre,
Randy Daniel, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

NOTARY PUBLIC in and for

COUNTY
My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

Declarants Name: _____
Date: _____