

FILE FOR RECORD
 JENNIFER LINDENZWEIG
 COUNTY CLERK HUNT CO. TX
 18 APR -9 PM 1:45
 BY: *J. Stroy*
 DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/28/2003	Grantor(s)/Mortgagor(s): LOYD A. DEAN, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Citibank, N.A., as trustee for CMLTI Asset Trust
Recorded in: Volume: 1017 Page: 410 Instrument No: 8894	Property County: HUNT
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 440 South LaSalle Street, Chicago, IL 60605

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B.F. OLDHAM SURVEY, ABSTRACT NO. 809, HUNT COUNTY, TEXAS: SEE EXHIBIT "A"

Date of Sale: 6/5/2018 **Earliest Time Sale Will Begin:** 1:00 PM

Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
 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.

Randy Daniel
 Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris
 or Cole D. Patton
 or Deanna Segovia, Substitute Trustee
 MCCARTHY & HOLTHUS, LLP
 1255 WEST 15TH STREET, SUITE 1060
 PLANO, TX 75075

MH File Number: TX-17-44671-POS
Loan Type: FHA

TX-17-44671-FC

Exhibit "A"

All that certain lot, tract or parcel of land situated in the B.F. Oldham Survey, Abstract No. 809, Hunt County, Texas, and being known as that tract of land described in a Deed from Ruth Bonham, et ux. to Leonard Denton, as recorded in Volume 634, Page 497, of the Deed Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Marris Bonham, et vir. to Leonard C. Denton, et ux, as recorded in Volume 667, Page 40 of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northeasterly right-of-way line of U.S. Highway No. 69, said point being the South corner of said Denton tract (634/497) and being the West corner of a tract of land described in Deed from Ruth Bonham, et ux, to Zane Prather, as recorded in Volume 643, Page 525, of the Deed Records of Hunt County, Texas;

THENCE N. 54 deg. 09 min. 17 sec. W. along the Northeasterly line of said Highway, a distance of 125.06 feet to 5/8" iron rod found for corner at the West corner of said Denton tract, (667/40) and the South corner of a tract of land described in a Deed from D.C. Taylor Sr. to John Charles Vance as recorded in Volume 888, Page 525 of the Deed Records of Hunt County, Texas;

THENCE N. 39 min. 01 min. 14 sec. E. along a fence line, and the Northwesterly line of said Denton tract, (667/40) a distance of 200.76 feet to a 3/8" iron rod found for corner in a fence line, and in the Southwesterly line of a tract of land described in a Deed from John Charles Vance to Zane Prather, as recorded in Volume 952, Page 469, of the Deed Records of Hunt County, Texas;

THENCE S. 53 deg. 31 min. 04 sec. E. (DIRECTIONAL CONTROL LINE) along the Northeasterly line of said Denton tracts, and the Southwesterly line of said Prather tract, (952/469) a distance of 125.25 feet to a 1/2" iron rod found for corner at the East corner of said Denton tract, (634/497) and the North corner of said Prather tract (643/525);

THENCE S. 39 deg. 05 min. 39 sec. W. along the Southeasterly line of said Denton tract, (634/497) and the Northwesterly line of said Prather tract, (643/525) a distance of 199.38 feet to the POINT OF BEGINNING and containing 0.674 acres of land.