

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/27/2009

**Grantor(s)/Mortgagor(s):**  
HILLARY DEMPSEY AND GRACE DEMPSEY,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR ALLIED HOME MORTGAGE  
CAPITAL CORPORATION, A CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2009-10996

**Property County:**  
HUNT

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

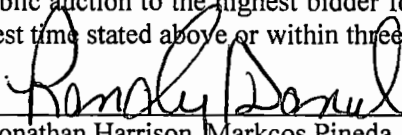
**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**Date of Sale:** 10/2/2018

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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.

  
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**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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

Jonathan Harrison, Markcos Pineda, Ramiro Cuevas,  
Shawn Schiller, Patrick Zwiers, Darla Boettcher,  
Robert LaMont, David Sims, Harriett Fletcher,  
Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim  
OBryant, Richard Patton, Roy Lovell, Cindy Daniel,  
Liz Hach, Cheryl Harris  
or E. "Ursula" B. Willie  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

sender of this notice immediately.

**MH File Number:** TX-18-68006-POS  
**Loan Type:** FHA

DEPUTY  
18 AUG 23 PM 12:00  
FILE FOR RECORD  
JENNIFER B. HENNING  
COUNTY CLERK HUNT COUNTY TX

**TX-18-68006-POS**

**EXHIBIT "A"**

BEING ALL THAT TRACT OF LAND IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING PART OF LOT 3 AND PART OF LOT 4, BLOCK 280 OF EARLE & MARRIOTT AS RECORDED IN VOLUME 409, PAGE 238 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, SAME BEING ALL OF THAT CALLED 0.383 ACRES OF LAND DESCRIBED IN A DEED TO SID JVEY AS RECORDED IN VOLUME 1765, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 4 WITH THE EAST LINE OF SAYLE STREET, SAME BEING THE NORTHWEST CORNER OF SAID 0.383 ACRES, AND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAYLE VILLAGE APARTMENTS AS RECORDED IN CABINET A, PAGE 162 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (BEARING BASIS), 118.92 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO A 3/8 INCH STEEL ROD FOUND AT A 1/2 INCH PIPE AT THE NORTHEAST CORNER OF SAID LOT 4, SAME BEING THE NORTHEAST CORNER OF SAID 0.383 ACRES, AND AT THE NORTHWEST CORNER OF LOT 1, FROM WHICH A 3/8 INCH STEEL ROD FOUND BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 131.55 FEET FOR WITNESS;

THENCE SOUTH 00 DEGREES 16 MINUTES 06 SECONDS WEST, 141.74 FEET TO A 3/8 INCH STEEL ROD FOUND AT A 1/2 INCH PIPE AT THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF SAID 0.383 ACRES, AND AT THE NORTHEAST CORNER OF LOT 2:

THENCE NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST, 117.28 FEET TO A 1/2 INCH STEEL ROD FOUND CAPPED "STOVALL" AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 3 WITH THE EAST LINE OF SAID SAYLE STREET, SAME BEING THE SOUTHWEST CORNER OF SAID 0.383 ACRES, AND ON THE NORTH LINE OF SAID LOT 2, FROM WHICH A 1/2 INCH IRON STEEL ROD FOUND BEARS SOUTH 00 DEGREES 25 MINUTES 45 SECONDS EAST, 71.00 FEET FOR WITNESS;

THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS WEST, 141.66 FEET ALONG THE EAST LINE OF SAID SAYLE STREET TO THE POINT OF BEGINNING, CONTAINING 0.384 ACRES OF LAND.