

Our File Number: 18-14357
Name: MICHAEL J NELSON, AN UNMARRIED MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 20, 2005, MICHAEL J. NELSON, AN UNMARRIED MAN, executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 8661 Volume 1317, Page 265, in the DEED OF TRUST OR REAL PROPERTY records of HUNT COUNTY, TEXAS; and

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 appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on September 6, 2019, under Cause No. 86878, 196th Judicial District Court of HUNT COUNTY, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 5, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING A PART OF THE JAMES HAMILTON SURVEY, ABSTRACT NO. 519, AND BEING LOT 7 AND LOT 8, BLOCK 3, GREEN ACRES ADDITION, A RECORDED ADDITION TO SAID COUNTY, A PLAT OF SAME BEING RECORDED IN VOLUME 400 AT PAGE 207 FILE CAB D-52 HUNT COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1347 MIKE ROAD
QUINLAN, TX 75474
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE HOLDERS OF NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-A, ASSET BACKED PASS-THROUGH CERTIFICATES
7105 CORPORATE DRIVE
PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 10 day of October, 2019

Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Ronda Tyler, Jami Hutton, Sheryl Lamont, Substitute Trustees
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

DEPUTY
19 OCT 10 PM 1:43
FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

EXHIBIT 'A'

File No.: 594544-FL68 (CLS)
Property: 1347 Mike Road, Quinlan, TX 75474

Being a lot, tract or parcel of land situated in Hunt County, Texas, and being a part of the James Hamilton Survey, Abstract No. 519 and being Lot 7 and Lot 8 Block 3, Green Acres Addition a recorded addition to said County, a plat of same being recorded in Volume 400 at page 307 file Cab D-52 Hunt County, Deed Records and being more Particularly described as follows:

Beginning at an 1/2" iron rod found for corner on the southerly line of mike Road in said addition, said corner being the northeast corner of Lot 8, Block 3:

Thence S 36 deg. 41' 40" W and with the common line of Lot 9 in said addition a distance of 100.06 feet to an 1/2" iron found for corner;

Thence N 53 deg. 19' 55" w and with the Common line of Lot 12 and Lot 13 in said addition a distance of 140.30 feet to an 1/2" iron rod found for corner;

Thence N 36 deg. 36' 31" E and with the common line of Lot 6 in said addition a distance of 100.06 feet to an 1/2" iron rod found for corner on the Southerly line of Mike Road;

Thence S 53 deg. 20' 00" E and with the southerly line of mike Road a distance of 140.45 feet to return to the Place of Begging and Containing 0.3224 acres of land.

A.P.N. 3115-0030-0070-56

Doc 8662 Bk OR Vol 1317 Pg 289

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jun 01, 2005
at 03:57P

Document Number: 8662
Amount 25.00

By Jennifer Thomason
Linda Brooks,
County Clerk
Hunt County

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the record records of: Hunt County as stamped hereon by me.

Jun 01, 2005

Linda Brooks, County Clerk
Hunt County

Any provision herein which restricts the sale, rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/89