

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/29/2005

Grantor(s)/Mortgagor(s):
DIANE S. FASSIHI JOINED HEREIN PRO
FORMA BY SPOUSE ABDOLREZA S. FASSIHI

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR CTX MORTGAGE COMPANY, LLC, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Recorded in:
Volume: 1345
Page: 555
Instrument No: 12607

Property County:
HUNT

Mortgage Servicer:
Selene Finance, LP is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

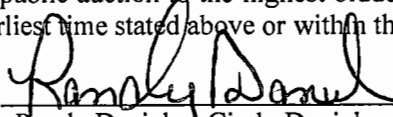
Mortgage Servicer's Address:
9990 Richmond Avenue, Ste. 400 South,
Houston, TX 77042-4546

Legal Description: ALL THAT TRACT OR PARCEL OF LAND AS SHOWN ON SCHEDULE "A"
ATTACHED HERETO WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF.

Date of Sale: 4/7/2020 **Earliest Time Sale Will Begin:** 1pm

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):
**Assert and protect your rights as member of
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
service to the sender of this notice immediately.**

Randy Daniel or Cindy Daniel or Liz Hach or
Cheryl Harris
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-55246-POS
Loan Type: Conventional Residential

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
BY: DEPUTY
20 FEB 20 PM 12:34

Exhibit "A"

All that certain lot, tract or parcel of land situated in the Philo Wallis Survey, Abstract No. 1171, Hunt County, Texas, and being part of that tract of land described in a Deed from Jimmy Sney to Abram Abdo, et al. as recorded in Volume 878, Page 804 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in County Road No. 3813, in the South line of the above cited Abdo tract, said point also being S. 89 deg. 08 min. 50 sec. W. a distance of 231.88 feet from a 1/2" iron rod set for corner at the Southeast corner of the above cited Abdo tract;

THENCE S. 89 deg. 08 min. 50 sec. W. along County Road No. 3813 and with the South line of said Abdo tract a distance of 280.01 feet to a 1/2" iron rod set for corner;

THENCE N. 00 deg. 27 min. 54 sec. W. a distance of 338.03 feet to a 1/2" iron rod set for corner;

THENCE N. 59 deg. 32 min. 08 sec. E. a distance of 280.00 feet to a 1/2" iron rod set for corner;

THENCE S. 00 deg. 27 min. 54 sec. E. a distance of 334.12 feet to the **POINT OF BEGINNING** and containing 2.00 acres of land.