

**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

FILE FOR RECORD  
JENNIFER LINDENTZWEIG  
20 MAY 21 PM 2:01  
CLERK DEPUTY

**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.

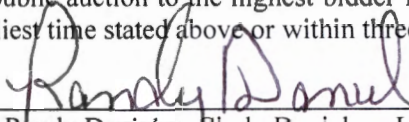
**Date of Sale:** 7/7/2020

**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

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 Seay 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 231.85 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 200.01 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. 89 deg. 32 min. 08 sec. E. a distance of 200.00 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.