

Our Case No. 22-00647-FC

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX
22 FEB 25 PM 2:18
gluingo

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF HUNT

Deed of Trust Date:
November 28, 2017

Property address:
9941 JOHN FLOWERS RD
WILLS POINT, TX 75169

Grantor(s)/Mortgagor(s):
JEREMY W. HENDERSON, JAMIE M HENDERSON,
JOINT TENANCY

LEGAL DESCRIPTION: All that certain lot, tract or parcel of land situated in the James Levins Survey, Abstract No. 595, Hunt County, Texas, and being known as Lot 236 and Lot 237 of Brinwood Shores Section "8", an Addition to Hunt County, according to the Plat thereof recorded in Volume 400, Page 495 of the Plat Records of Hunt County, Texas, and being more particularly described as follow BEGINNING at a 3/8" iron rod found for corner in the Northeast line of John Flowers Road at the Southwest corner of the above cited Lot 237, said point, also being the Northwest corner of Lot 238; THENCE N. 14 deg. 06 min. 35 sec. W. (Directional Control Line) with the Northeast line of John Flowers Road a distance of 100.00 feet to an "X" cut in concrete set for corner at the Northwest corner of the above cited Lot 236, said point also being the Southwest corner of Lot 235; THENCE N. 73 deg. 13 min. 25 sec. E. with the North line of Lot 236 and the South line of Lot 235 a distance of 100.00 feet to a 1/2 iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the Sabine River Authority "Take Line" at the Northeast corner of Lot 236, said point also being the Southeast corner of Lot 235; THENCE S. 14 deg. 06 min. 35 sec. E. with said "Take Line" a distance of 100.00 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southeast corner of Lot 237, said point also being the Northeast corner of Lot 238, from which a 1 1/2" iron pipe found bears S. 73 deg. 13 min. 25 sec. W. a distance of 0.68 feet; THENCE S. 73 deg. 13 min. 25 sec. W. with the South line of Lot 237 and the North line of Lot 238 a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.229 acres of land;

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
1ST ALLIANCE LENDING, LLC ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: MAY 3, 2022

Property County: HUNT

Original Trustee: MICHAEL BURNS, ATTORNEY AT
LAW

Recorded on: November 29, 2017
As Clerk's File No.: 2017-16571
Mortgage Servicer:
THE MONEY SOURCE INC.

Substitute Trustee:
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON

SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **01:00 PM** or not later than three hours thereafter. 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 be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 as 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.

THE MONEY SOURCE INC., who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 debt.

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, 2/22/22

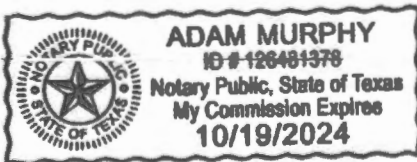
MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 22 day of FEB 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

[Signature]
Posted by Robert La Mont, February 25, 2022.