

2379 Interstate Hwy 30 E, Greenville, TX 75402

17 AUG 25 AM 10:18 7-018392

BY: *[Signature]*

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 10/3/2017

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/17/2015 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2015-4848 with CINDY K. BROWN and SHIRLEY HARRELL (grantor(s)) and MERS, INC., ACTING SOLELY AS NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE FUNDING CORP. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CINDY K. BROWN and SHIRLEY HARRELL, securing the payment of the indebtedness in the original amount of \$156,122.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE BENJAMIN ANDERSON SURVEY, ABSTRACT NO. 12, BEING PART OF THE CALLED 3.33 ACRES DESCRIBED IN THE DEED FROM FELIX A. FRAZIER, JR., AND DOROTHY FRAZIER TO STACEY POLITOSKI RECORDED IN THE REAL PROPERTY RECORDS OF HUNT COUNTY IN VOLUME 341, AT PAGE 120 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

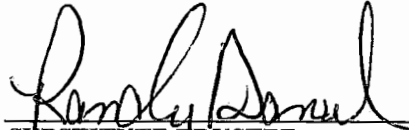
BEGINNING AT A 1-1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.33 ACRES TRACT IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 30; THENCE S 84 DEG. 24'00" E WITH SAID RIGHT-OF-WAY LINE 266.26 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER, SAID CORNER BEING N 84 DEG. 24'00" W 91.31 FEET FROM A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID 3.33 ACRES TRACT; THENCE S 11 DEG. 34'32" W 272.96 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER; THENCE S 05 DEG. 33'01" W 41.00 FEET TO A 1/2 INCH IRON ROD SET, FOR A CORNER; THENCE N 84 DEG. 27'17" W 239.17 FEET TO A 1/2 INCH IRON ROD SET IN A FENCE, FOR A CORNER, SAID CORNER BEING N 05 DEG. 50'09" E 87.68 FEET FROM A 3 INCH PIPE POST FOUND AT THE SOUTHWEST CORNER OF SAID 3.33 ACRES TRACT; THENCE N 05 DEG. 50'09" E ALONG A FENCE AND WITH THE WEST LINE OF SAID 3.33 ACRES TRACT 312.71 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 1.800 ACRES OF LAND.



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6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450



SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Jennifer Hooper, Esq., Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Hubbard, Randy Daniel, Cindy Daniel whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2017.

NOTARY PUBLIC in and for _____ COUNTY
My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

Declarants Name: _____
Date: _____