

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.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
17 DEC 11 PM 12:56  
DEPUTY

1. **Date, Time, and Place of Sale.**

Date: January 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

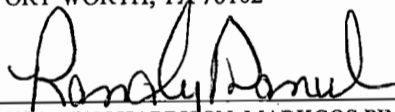
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 05, 2005 and recorded in Document VOLUME 1311, PAGE 104; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1449, PAGE 98 real property records of HUNT County, Texas, with GLENDA MILLER, grantor(s) and COLONIAL SAVINGS F.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GLENDA MILLER, securing the payment of the indebtednesses in the original principal amount of \$136,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY BUILDING B  
FORT WORTH, TX 76102



JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, OR JIM O'BRYANT  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: \_\_\_\_\_



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES MCADAMS SURVEY, ABSTARCT NO.653, HUNT COUNTY, TEXAS, BEING PART OF AN ORIGIANL 90.8 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM J.F. MCLERRAN ET AL TO JAMES CARL FORBES, ET UX AS RECORDED IN VOLUME 570, PAGE 293, OF THE DEED REOCRDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES MCADAMS SURVEY, ABSTARCT NO.653, HUNT COUNTY, TEXAS, BEING PART OF AN ORIGIANL 90.8 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM J.F. MCLERRAN ET AL TO JAMES CARL FORBES, ET UX AS RECORDED IN VOLUME 570, PAGE 293, OF THE DEED REOCRDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE CITED 90.8 ACRE TRACT, SAID POINT BEING IN THE CENTERLINE OF COUNTY ROAD NO. 2532, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A CALLED 72.2 ACRE TRACT OF LAND DESCRIBED AS THE FIRST TRACT IN A DEED FROM CLARKE KENT CURTISS, ET UX TO A.F. MCLAUGHLIN ET AL AS RECORDED IN VOLUME 890, PAGE 891 OF THE DEED REOCRDS OF HUNT COUNTY, TEXAS, SAID BEGINNING POINT BEING FURTHER DEFINED AS BEING THE NORTHEAST CORNER OF AN UNRECORDED ADDITION TO HUNT COUNTY KNOWN AS MGM ESTATES;

THENCE S. 89 DEG. 53 MIN. 19 SEC. W. ALONG THE SOUTH LINE OF SAID 90.8 ACRE TRACT, AND THE NORTH LINE OF SAID 72.2 ACRE TRACT SAND SAID MGM ESTATES, PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT A DISTANCE OF 15.16 FEET, AND CONTINUING ALONG SIDE LINE, AND ALONG A FENCE LINE, FOR A TOTAL DISTANCE OF 489.31 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N 00 DEG. 25 MIN 26 SEC. W. A DISTANCE OF 729.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 89 DEG. 58 MIN. 57 SEC. E. PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 459.32 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 489.32 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 2532, SAID POINT ALSO BEING IN THE EAST LINE OF THE ABOVE CITED 90.8 ACRE TRACT;

THENCE S. 00 DEG 25 MIN. 26 SEC. E. ALONG SAID COUNTY ROAD, AND ALONG THE EAST LINE OF SAID 90.8 ACRE TRACT, A DISTANCE OF 727.90 FEET TO THE POINT OF BEGINNING AND CONTAING 8.183 ACRES OF LAND, MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.



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