

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
18 MAR 12 AM 8:53
DEPUTY

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

Date: April 03, 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.

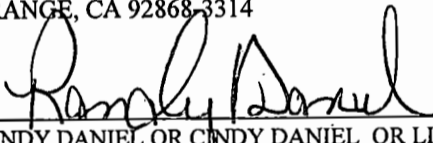
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 08, 2000 and recorded in Document VOLUME 0637, PAGE 093 real property records of HUNT County, Texas, with STEPHANIE L ENGEL, grantor(s) and NORTHEASTERN PROPERTIES & MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHANIE L ENGEL, securing the payment of the indebtednesses in the original principal amount of \$50,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2017-3 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. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION
333 SOUTH ANITA DRIVE SUITE 400
ORANGE, CA 92868-3314



RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS
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"

TRACT I:

BEING A TRACT OF LAND SITUATED IN THE HENRY DELAY SURVEY ABST. 250, HUNT COUNTY, TEXAS, AND ALSO BEING PART OF A 25 ACRE TRACT, AS CONVEYED TO C.A. AND A.F. MCLAUGHLIN, RECORDED IN VOL. 839, PAGE 687, DEED RECORDS OF HUNT COUNTY, TEXAS, AND ALSO BEING LOT 15, COSTAL ACRES ADDITION, UNRECORDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, SAID POINT BEING N 89 DEG. 49 MINUTES 30 SECONDS E ALONG THE N LINE OF A COUNTY ROAD, A DISTANCE OF 214.63 FT., N 3 DEGREES 24 MINUTES E ALONG THE E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, A DISTANCE OF 377.51 FT. FROM THE W LINE OF SAID 29 ACRE TRACT, A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE N 3 DEG. 24 MINUTES E ALONG THE SAID E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, A DISTANCE OF 154.27 FT. TO A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE E LEAVING THE SAID E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, A DISTANCE OF 282.71 FT. TO A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE S A DISTANCE OF 154.00 FT. TO A 1/2 IN. STAKE SET FOR CORNER;

THENCE W A DISTANCE OF 291.86 FT. TO THE PLACE OF BEGINNING, AND CONTAINING 1.015 ACRES OF LAND, MORE OR LESS.

TRACT II:

BEING A TRACT OF LAND SITUATED IN THE HENRY DELAY SURV., ABST. 250, HUNT COUNTY, TEXAS, AND ALSO BEING PART OF A 25 ACRE TRACT, AS CONVEYED TO C.A. AND A.F. MCLAUGHLIN, RECORDED IN VOL. 839, PG. 687, DEED RECORDS OF HUNT COUNTY, TEXAS, AND ALSO BEING LOT 14, COSTAL ACRES ADDITION, UNRECORDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, SAID POINT BEING N 89 DEGREES 49 MINUTES 30 SECONDS E., ALONG THE N LINE OF A COUNTY ROAD, A DISTANCE OF 214.63 FT., N 3 DEGREES 24 MINUTES E ALONG THE E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, A DISTANCE OF 227.25 FT. FROM THE W LINE OF SAID 25 ACRE TRACT, A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE N 3 DEGREES 24 MINUTES E ALONG THE E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT A DISTANCE OF 150.26 FT. TO A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE E LEAVING THE SAID E LINE OF A 40 FT. INGRESS AND EGRESS EASEMENT, A DISTANCE OF 291.86 FT. TO A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE S A DISTANCE OF 150.00 FT. TO A 1/2 IN. IRON STAKE SET FOR CORNER;

THENCE W A DISTANCE OF 300.77 FT TO THE PLACE OF BEGINNING AND CONTAINING 1.018 ACRES OF LAND, MORE OR LESS.



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