

## NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	James D. Cole and Linda Cole	<b>Deed of Trust Date</b>	August 14, 2006
<b>Original Mortgagee</b>	Mortgage Electronic Registration Systems, Inc. Solely as Nominee for Decision One Mortgage Company, LLC, its successors and assignees	<b>Original Principal</b>	\$132,400.00
<b>Recording Information</b>	Instrument #: 13063 in Hunt County, Texas	<b>Original Trustee</b>	George M. Shanks, Jr.
<b>Property Address</b>	5592 County Road 1120, Farmersville, TX 75442	<b>Property County</b>	Hunt

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	LegacyTexas Bank successor-in-interest to ViewPoint Bank, N.A.	<b>Mortgage Servicer</b>	LegacyTexas Bank
<b>Current Beneficiary</b>	LegacyTexas Bank successor-in-interest to ViewPoint Bank, N.A.	<b>Mortgage Servicer Address</b>	2101 Custer Road, Plano, TX 75075

**SALE INFORMATION:**

<b>Date of Sale</b>	04/02/2019
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The North steps of the Courthouse, including the hallway area 20 ft inside the North door on the 2nd floor County Courthouse in Hunt County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.
<b>Substitute Trustees</b>	Liz Hach, Cheryl Harris, Randy Daniel, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**  
**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE HEZEKIAH JOHNSON SURVEY, ABSTRACT NO. 562, BEING THE CALLED 5.605 ACRES DESCRIBED IN THE DEED FROM BOBBIE J. RACHEL TO MATTHEW B. RICHARDSON, ET UX. RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY IN VOLUME 1237 AT PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**  
**BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 5.605 ACRES TRACT, SAID CORNER IN THE INTERSECTION OF COUNTY ROAD NO. 1120 WITH COUNTY ROAD NO. 1121;**  
**THENCE S 89 DEGREES 30' 01" W ALONG THE CENTER OF COUNTY ROAD NO. 1120 A DISTANCE OF 275.30 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 5.605 ACRES TRACT, FOR A CORNER;**  
**THENCE N 00 DEGREES 07' 40" E WITH THE WEST LINE OF SAID TRACT, AT 30.23 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING ALONG A FENCE, AT 217.86 FEET PASSING A 1/2 INCH IRON ROD FOUND AND CONTINUING, FOR A TOTAL DISTANCE OF 888.38 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER AT THE NORTHWEST CORNER OF SAID 5.605 ACRES TRACT, FOR A CORNER;**  
**THENCE N 89 DEGREES 33' 26" E WITH THE NORTH LINE OF SAID TRACT 274.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT IN COUNTY ROAD NO. 1121, FOR A CORNER;**  
**THENCE S 00 DEGREES 05' 06" W ALONG SAID COUNTY ROAD AND WITH THE EAST LINE OF SAID TRACT 888.10 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 5.607 ACRES OF LAND.**

## NOTICE OF TRUSTEE'S SALE

**BEARINGS RECITED HEREIN ARE BASED ON THE DEED BEARING OF THE WEST LINE OF THE ABOVE CITED 5.605 ACRES TRACT.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

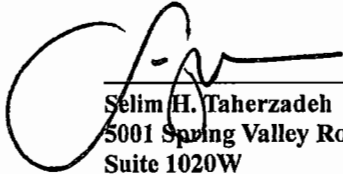
Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

# NOTICE OF TRUSTEE'S SALE

**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.**

Dated February 14, 2019.



Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
19 FEB 21 AM 9:57  
BY DEPUTY  
