



1507 BOIS D ARC ST  
COMMERCE, TX 75428

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**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 undersigned as attorney for the mortgagee or mortgage servicer 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, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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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HUNT



PLAT SHOWING ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, A PART OF THE WM. JERNIGAN SURVEY, ABSTRACT NO. 1259, AND PART OF BLOCK 74 OF OLD TOWN COMMERCE, TEXAS, AND BEING ALL OF THAT TRACT OF LAND

DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN, FROM KATHY ANN GOLDENBERG, TRUSTEE, TO PATRICIA DEMPSEY, RECORDED AS 2013-6037 OF THE DEED RECORDS OF HUNT COUNTY, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID DEMPSEY TRACT, THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED AS TRACT ONE IN A DEED TO EMPIRE RENTALS, LLC, RECORDED AS 2015-4135, AND BEING IN THE WEST RIGHT-OF-WAY OF BOIS D ARC STREET;

THENCE S 00 DEG.12'59" E, A DISTANCE OF 50.97 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER, BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN A DEED TO YEN FANG CHIAO AND YU TSAI SUL, RECORDED AS 2015-6152;

THENCE S 89 DEG. 55'13" W, A DISTANCE OF 165.33 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER;

THENCE N 01 DEG. 11'09" W, A DISTANCE OF 49.77 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT 1 BEARS S 89 DEG. 30'18" W, 23.51 FEET;

THENCE N 89 DEG. 30'16" E, A DISTANCE OF 166.18 FEET TO THE PLACE OF BEGINNING.