

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: December 05, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 July 30, 2015 and recorded in Document CLERK'S FILE NO. 2015-00005680 real property records of HOWARD County, Texas, with DAVID LEE KING AND DONNA R KING, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID LEE KING AND DONNA R KING, securing the payment of the indebtednesses in the original principal amount of \$150,228.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOM MORTGAGE COMPANY, LLC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

*Shelley Nail by Chulsen Brooks*

LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ

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, declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

DEPUTY  
BRENT ZITTEKOPF  
COUNTY CLERK HOWARD COUNTY

2017 OCT 17 AM 10:48

~~FILED~~  
Posted



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THE UNIVERSITY OF CHICAGO

PH.D. THESIS

BY

JOHN H. ...

IN THE DEPARTMENT OF ...

CHICAGO, ILLINOIS

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**EXHIBIT "A"**

BEING A 10.024 ACRE TRACT OUT OF THE SE/4 OF SECTION 18, BLOCK 32, T-I-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT MAG NAIL SET IN THE INTERSECTION OF NORTH COUNTY ROAD 25 (60' RIGHT-OF-WAY) AND HOWARD COUNTY ROAD 28 A (60' RIGHT-OF-WAY) OUT OF THE SE/4 OF SECTION 18, BLOCK 32, T-I-N, T. & P. RR. CO. SURVEY HOWARD COUNTY, TEXAS, FOR THE NE CORNER OF THIS TRACT; FROM WHENCE THE NE CORNER OF SAID SECTION 18 BEARS N. 14 DEGREES 48' 21" W. 2675.0'

THENCE S. 14 DEGREES 48' 21" W. ALONG THE CENTERLINE OF SAID NORTH COUNTY ROAD 25, 742.0' TO A MAG NAIL SET FOR THE NE CORNER OF A 145 ACRE TRACT AND THE SE CORNER OF THIS TRACT

THENCE S. 75 DEGREES 16' 39" W. AT 30.0' PASS A 1/2" I.R. WITH CAP SET IN THE WEST RIGHT-OF-WAY LINE OF SAID NORTH COUNTY ROAD 25, 588.5' IN ALL TO A 1/2" I.R. FOUND FOR A CORNER OF SAID 145 ACRE TRACT AND THE SW CORNER OF THIS TRACT.

THENCE N. 14 DEGREES 48' 21" W. AT 717.0' PASS A 1/2" I.R. WITH CAP SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HOWARD COUNTY ROAD 28 A, 742.0' IN ALL TO A 1/2" I.R. FOUND FOR THE NW CORNER OF THIS TRACT

THENCE N. 75 DEGREES 16' 39" E. ALONG THE CENTERLINE OF SAID HOWARD COUNTY ROAD 28 A, 588.5' TO A PLACE OF BEGINNING

CONTAINING 10.024 ACRES OF LAND

NOTE: A 30' WIDE STRIP OF LAND ON THE EAST LINE OF THIS TRACT CONTAINING 0.51 OF AN ACRE OF LAND LIES WITHIN THE RIGHT-OF-WAY LIMITS OF SAID NORTH COUNTY ROAD 25 (60' RIGHT-OF-WAY) AND A 25' WIDE STRIP OF LAND ON THE NORTH LINE OF THIS TRACT CONTAINING 0.32 OF AN ACRE OF LAND LIES WITHIN THE RIGHT-OF-WAY LIMITS OF SAID HOWARD COUNTY ROAD 28 A (50' RIGHT-OF-WAY)



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