

FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE 8 JUL 16 PM 2:07

Matter No.: 071421-TX

Date: July 3, 2018

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX

County where Real Property is Located: Franklin

ORIGINAL MORTGAGOR: JAY E. ANDERSON, JR., AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 7/29/2015, RECORDING INFORMATION: Recorded on 8/3/2015, as Instrument No. 142884 in Book 312 Page 965

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND, A PART OF THE JOHN P. MOSELY SURVEY, A-308, FRANKLIN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/7/2018**, the foreclosure sale will be conducted in **Franklin** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

QUICKEN LOANS INC. is acting as the Mortgage Servicer for QUICKEN LOANS INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. QUICKEN LOANS INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

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 property securing the above referenced loan.

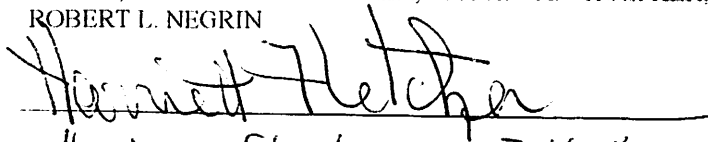


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Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another 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.



By: _____ Substitute Trustee
HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS,
ALLAN JOHNSTON, RONNIE HUBBARD, SHANNAH
HOWLE, JON MURPHY HOWLE, SUE SPASIC, SHERYL
LAMONT, SHARON ST. PIERRE, AURORA CAMPOS,
RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER
HOLUB, HARRIET FLETCHER, PAUL A. HOEFKER,
ROBERT L. NEGRIN



Harriett Fletcher 7-16-18

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

All that certain tract, lot or parcel of land, a part of the John P. Mosley Survey, A-308, Franklin County, Texas and also being all of that certain called one acre (tract one) and a called 1.981 acre (tract two) tract of land that is described in a Deed dated September 15, 2005 from Equity Bank S.S.B. to Conny Leighton Russum and Suzette Russum that is recorded in Volume 139, page 126 of the Official Public Records of Franklin County, Texas and being more completely described as follows to wit: Beginning at a 5/8 inch iron pipe found for corner at the N.E.C. of said called one acre and the S.E.C. of a called 0.969 acres (Vol 194, pg 935);

THENCE South 01 degrees 10 minutes 19 seconds West, along the E.B.L. of said tract and the W.B.L. of a called 10.277 acres (Vol 195, pg 840) for a distance of 89.40 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 01 seconds West, continuing along said lines for a distance of 118.65 feet to a 5/8 inch iron pipe found for corner at the S.E.C. of said called one acre;

THENCE South 00 degrees 37 minutes 42 seconds West, continuing along said lines for a distance of 37.95 feet to a 1/2 inch iron rod found for corner at the S.W.C. of said called 10.277 acres.

THENCE South 01 degrees 00 minutes 31 seconds East, continuing along the E.B.L. of said called 1.981 acres and the W.B.L. of a called 24.75 acres (Vol 152 pg 387) for a distance of 266.12 feet to a 1/2 inch iron rod set for corner at the S.E.C. of said called 1.981 acres and the N.E.C. of a called 1.561 acres (Vol 52 pg 26);

THENCE North 83 degrees 36 minutes 55 seconds West, along the S.B.L. of said tract and the N.B.L. of said called 1.561 acres for a distance of 112.74 feet to a 5/8 inch iron pipe found for corner;

THENCE North 77 degrees 08 minutes 31 seconds West, continuing along said lines for a distance of 90.22 feet to a 1/2 inch iron rod set for corner;

THENCE North 46 degrees 07 minutes 18 seconds West, continuing along said lines for a distance of 185.76 feet to a 1/2 inch iron rod set for corner at the S.W.C. of said tract and the E.B.L. of Highway #37;

THENCE North 22 degrees 32 minutes 00 seconds East, along the W.B.L. of said tract and the E.B.L. of said Highway for a distance of 402.93 feet to a 1/2 inch iron rod set for corner at the N.W.C. of said called one acre and the S.W.C. of said called 0.969 acres, from which a concrete R.O.W. Monument, bears North 22 degrees 32 minutes 00 seconds East 40.64 feet;

THENCE South 83 degrees 05 minutes 41 seconds East, along the N.B.L. of said tract and the S.B.L. of said called 0.969 acres for a distance of 178.62 feet to the Place of beginning containing 2.9896 acres.

As surveyed by Ruben Gregg Saxon RPLS#5669, January 15, 2008.