

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: August 02, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 November 25, 2014 and recorded in Document VOLUME 01646, PAGE 00381 real property records of FREESTONE County, Texas, with ZACKARY ALLEN BORTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ZACKARY ALLEN BORTER, securing the payment of the indebtednesses in the original principal amount of \$70,665.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY 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.

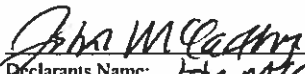
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
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 John McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6-28-16 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.


Declarant's Name: John McCarthy
Date: 6-28-16

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jun 29, 2016 AT 11:44A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 137068
By: Melissa Munoz, Deputy



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#40

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING PART OF THE MATTHEW PARK SURVEY, ABSTRACT NO. 517, FREESTONE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 1.215 ACRE TRACT DESCRIBED IN A DEED TO LOUIS GARNER FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON NOVEMBER 18, 2011 IN VOLUME 1564, PAGE 289 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD (FOUND) CAPPED "RPLS 4091" FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED 1.215 ACRE GARNER TRACT, THE NORTHEAST CORNER OF A CALLED 1.35 ACRE TRACT CONVEYED TO STEVEN LOUIS HENDRIX IN VOLUME 1224, PAGE 452 AND BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 1230, FROM WHICH A 1/2" IRON ROD (FOUND) AT A T-POST CAPPED "RPLS 4091" BEARS NORTH 89 DEG. 58 MIN. 14 SEC. WEST - 118.21 FT.;

THENCE SOUTH 89 DEG. 58 MIN. 02 SEC. EAST WITH THE NORTH LINE OF THE 1.215 ACRE TRACT AND THE SOUTH LINE OF COUNTY ROAD NO. 1230, A DISTANCE OF 113.40 FT. TO THE NORTHEAST CORNER OF THE 1.215 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE RESIDUE OF A CALLED 10.015 ACRE TRACT CONVEYED TO NEAL AND COMPANY, INC. IN VOLUME 1199, PAGE 138, FROM WHICH A 1/2" IRON ROD (FOUND) AT A WOOD FENCE CORNER BEARS SOUTH 39 DEG. 24 MIN 10 SEC WEST - 0.47 FT.;

THENCE SOUTH 00 DEG. 02 MIN. 36 SEC. WEST WITH THE EAST LINE OF THE 1.215 ACRE TRACT AND THE WEST LINE OF THE RESIDUE OF THE 10.015 ACRE TRACT, A DISTANCE OF 484.00 FT. TO A 1/2" IRON ROD (FOUND) AT A WOOD FENCE POST CAPPED "RPLS 4091" FOR THE SOUTHWEST CORNER OF SAME, THE SOUTHEAST CORNER OF THE 1.215 ACRE TRACT AND BEING IN THE NORTH LINE OF A CALLED 10.053 ACRE TRACT CONVEYED TO JOHN D. NETTLE IN VOLUME 1078, PAGE 352;

THENCE WEST WITH THE SOUTH LINE OF THE 1.215 ACRE TRACT AND THE NORTH LINE OF THE 10.053 ACRE NETTLE TRACT, A DISTANCE OF 105.29 FT. TO A 1/2" IRON ROD (FOUND) AT A T-POST CAPPED "RPLS 4091" FOR THE SOUTHWEST CORNER OF THE 1.215 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF SAID 1.35 ACRE HENDRIX TRACT;

THENCE NORTH 00 DEG. 54 MIN. 58 SEC. WEST WITH THE WEST LINE OF THE 1.215 ACRE TRACT AND THE EAST LINE OF THE 1.35 ACRE HENDRIX TRACT, A DISTANCE OF 484.13 FT. TO THE PLACE OF BEGINNING AND CONTAINING 1.22 ACRES OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED ON THE WEST LINE OF A CALLED 1.215 ACRE TRACT DESCRIBED IN VOLUME 1564, PAGE 289 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS.



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