

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Feb 13, 2017 AT 12:47P
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 140067
By: Dianne Manning, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 052884-TX

Date: February 9, 2017

County where Real Property is Located: Freestone

ORIGINAL MORTGAGOR: CHRISTOPHER PADGETT, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR MORTGAGE SOLUTIONS OF CO, LLC DBA MSC
LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: MORTGAGE SOLUTIONS OF COLORADO, LLC

MORTGAGE SERVICER: MORTGAGE SOLUTIONS OF COLORADO, LLC

DEED OF TRUST DATED 6/30/2010, RECORDING INFORMATION: Recorded on 7/6/2010, as Instrument No.
01003146, in Book 01519, Page 00374,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELDNOTES TO ALL THAT CERTAIN LOT,
TRACT, OR PARCEL OF LAND SITUATED IN THE H. SHEPHERD SURVEY, A-34, AND THE R.C.
EPPS SURVEY, A-218, FREESTONE COUNTY, TEXAS, BEING 10.89 ACRES, MORE OR LESS, AND
BEING PART OF A CALLED 22.358 ACRE TRACT, TRACT SIX, AS DESCRIBED IN A DEED
EXECUTED DECEMBER 11, 2009, FROM GARY D. THOMPSON TO CHAD LAND COMPANY, LLC
AND RECORDED IN VOLUME 1503, PAGE 63, DEED RECORDS, FREESTONE COUNTY, TEXAS
AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/4/2017, the foreclosure sale will be conducted in
Freestone 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 10:00 AM, 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.

MORTGAGE SOLUTIONS OF COLORADO, LLC is acting as the Mortgage Servicer for MORTGAGE
SOLUTIONS OF COLORADO, LLC who is the Mortgagee of the Note and Deed of Trust associated with the
above referenced loan. MORTGAGE SOLUTIONS OF COLORADO, LLC, as Mortgage Servicer, is representing
the Mortgagee, whose address is:

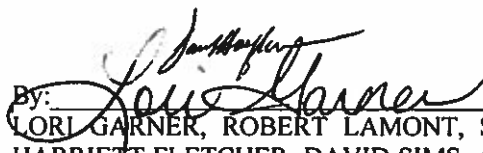
MORTGAGE SOLUTIONS OF COLORADO, LLC
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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.



Matter No.: 052884-TX

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
LORI GARNER, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON,
SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L.
NEGRIN

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 – LEGAL DESCRIPTION

Fieldnote Description to 10.89 Acres
H. Shepherd Survey, A-34
R. C. Epps Survey, A-213
Freestone County County, Texas
Chad Land Company – Tract 3

Fieldnotes to all that contain a lot, tract, or parcel of land situated in the H. Shepherd Survey, A-34, and the R. C. Epps Survey, A-213, Freestone County, Texas, being 10.89 acres, more or less, and being a part of a called 22.358 acre tract, Tract Six, as described in a deed executed December 11, 2009, from Gary D. Thompson to Chad Land Company, LLC and recorded in Volume 1503, Page 63, Deed Records, Freestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a metal T-bar post found for the northeast corner of the referenced tract in the intersection of the southerly margin of FCR 121 with the westerly margin of FCR 100,

THENCE in a southeasterly direction along the easterly line of the referenced tract and with said westerly margin, as follows:

SOUTH 27°43'25" EAST 159.73 feet to a 24" Bois D' Arc found for a bend,

SOUTH 28°12'16" EAST 398.22 feet to a 22" Post Oak found for bend, and

SOUTH 11°50'57" EAST 64.20 feet to a ½" iron rod (capped R.P.L.S. 4957) set for this southeast corner and the northeast corner of a 10.49 acre tract described this same date,

THENCE SOUTH 88°12'10" WEST 968.75 feet, across the referenced tract and with the northerly line of said 10.49 acre tract, to a capped ½" iron rod set for the common western corner of said tracts. Same being in the common line of the referenced tract and Tract Seven of the referenced deed and being in the easterly line of a 10.35 acre tract described this same date;

THENCE NORTH 00°42'16" WEST 563.25 feet, with the common line of the referenced tract and said Tract Seven and along the easterly line of said 10.35 acre tract, to a ½" iron rod found for this northwest corner and the northeast corner of said 10.35 acre tract. Same being the common northern corner of the referenced tract and said Tract Seven and is in the southerly margin of FCR 121.

THENCE NORTH 88°10'13" EAST 699.86 feet, along the northerly line of the referenced tract and said southerly margin, to the Point of Beginning and containing 10.89 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note. Bearings are based on the northern line of Tract Six in the referenced deed using a bearing of N88°10'13"E.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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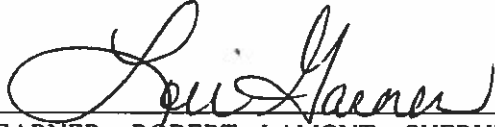
COUNTY OF Freestone

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Pursuant to the applicable provisions of Texas law, I, LORI GARNER, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN on February 13, 2017, on behalf of and at the specific instruction and request of Dovenmuehle Mortgage, Inc did file a Notice of Trustees Sale with the County Clerk of Freestone County, Texas and did post a like Notice at the door of the Courthouse of Freestone County, Texas. The land described in the Notice of Trustee's Sale is located in Freestone County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 2-12, 2017.



LORI GARNER, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON,
SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L.
NEGRIN

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Paul A. Hoefker, Robert L. Negrin who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 12th day of February, 2017.


Notary Public in and for the State of Texas

My commission expires: 9/6/18

Exhibit "A"

FIELDNOTES TO ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE H. SHEPHERD SURVEY, A-34, AND THE R.C. EPPS SURVEY, A-218, FREESTONE COUNTY, TEXAS, BEING 10.89 ACRES, MORE OR LESS, AND BEING PART OF A CALLED 22.358 ACRE TRACT, TRACT SIX, AS DESCRIBED IN A DEED EXECUTED DECEMBER 11, 2009, FROM GARY D. THOMPSON TO CHAD LAND COMPANY, LLC AND RECORDED IN VOLUME 1503, PAGE 63, DEED RECORDS, FREESTONE COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT A.

Return to:
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
T.S. No.: 052884-TX