

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: May 01, 2018

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

Place: THE NORTH ENTRANCE PORTICO OF THE YOUNG 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 May 08, 2014 and recorded in Document VOLUME 1168, PAGE 169 real property records of YOUNG County, Texas, with JOE SCOTT ELLIOTT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE SCOTT ELLIOTT, securing the payment of the indebtednesses in the original principal amount of \$110,775.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANDEPOT.COM, 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

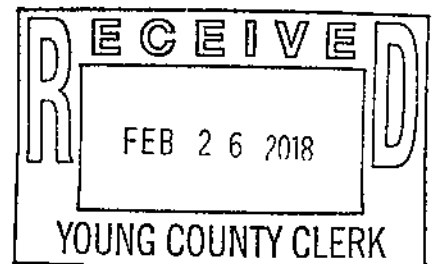
\_\_\_\_\_  
BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, TIM LEWIS, LORI MCCARTY, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, RAMIRO CUEVAS, FREDERICK BRITTON, IRENE LINDSAY, CHARLES GREEN, SHAWN SCHILLER OR MICHELLE SCHWARTZ  
Substitute Trustee

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

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



NOS0000007221310

**EXHIBIT "A"**

BEING THE SURFACE AND SURFACE ESTATE ONLY IN AND TO A 0.845 ACRE TRACT OF LAND, BEING PART OF LOTS 2, 3, 4, AND 5, BLOCK 5, PICKARD AND CANTWELL SUBDIVISION, YOUNG COUNTY, TEXAS; AND BEING PART OF THE LAND DESCRIBED IN VOLUME 351, PAGE 515 AND VOLUME 348, PAGE 157 OF THE DEED RECORDS OF YOUNG COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET "X" ON CONCRETE IN THE NORTH LINE OF SAID BLOCK 5 FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID BLOCK 5 BEARS S. 75 DEG. 35 MIN. 00 SEC. W. 60.00 FEET.

THENCE N. 75 DEG. 35 MIN. 00 SEC. E. 289.65 FEET TO A SET 3/8" IRON ROD AT THE NORTHEAST CORNER OF SAID BLOCK 5 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 129.98 FEET ALONG THE EAST LINE OF SAID BLOCK 5 TO A FOUND 3/8" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 70 DEG. 12 MIN. 27 SEC. W. 248.72 FEET TO A FOUND LARGE SPIKE FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N. 18 DEG. 07 MIN. 30 SEC. W, 149.50 FEET TO THE PLACE OF BEGINNING.



NOS00000007221310