

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HOPKINS County

Deed of Trust Dated: March 31, 2016

Amount: \$86,637.00

Grantor(s): DUSTIN W. HEATH and JENNIFER JORDAN

Original Mortgagee: PILGRIM MORTGAGE LLC

Current Mortgagee: THE MONEY SOURCE INC.

Mortgagee Address: THE MONEY SOURCE INC., 3138 EAST ELWOOD STREET, PHOENIX, AZ 85034

Recording Information: Document No. 20161856

Legal Description: SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2021 MAR 25 P 12:55  
TRACY SMITH  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

Date of Sale: May 4, 2021 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HOPKINS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

HARRIETT FLETCHER OR ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, RONNIE HUBBARD, MURPHY HOWLE, SHANNAH HOWLE, SUE SPASIC, ZORAN W. SPASIC, DANA KAMIN, JONATHAN HARRISON, SHAWN SCHILLER, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, JAMI HUTTON, RONDA TYLER OR ALLAN JOHNSTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2021-000334

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850 Sheryl LaMont 03-25-2021  
Addison, TX 75254

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. A. BOWLIN SURVEY, ABSTRACT NO. 39, CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND CONVEYED TO DANA MOBLEY RECORDED IN VOLUME 745, PAGE 298 OFFICIAL PUBLIC RECORDS HOPKINS COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE BACK OF CURB IN THE EAST LINE OF S. DAVIS STREET, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID MOBLEY TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM AND TOMMIE PLEMONS RECORDED IN VOLUME 105, PAGE 528 DEED RECORDS HOPKINS COUNTY, TEXAS;

THENCE NORTH 87 DEGREES 54 MINUTES 56 SECONDS EAST, ALONG THE APPARENT SOUTH LINE OF SAID PLEMONS TRACT, A DISTANCE OF 191.74 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID MOBLEY TRACT AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO NAM AND JUANA JENNINGS, VOLUME 676, PAGE 143, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, SAID POINT ALSO BEING IN THE APPARENT SOUTH LINE OF A TRACT OF LAND CONVEYED TO L. R. AND MARY HATLEY, RECORDED IN VOLUME 262, PAGE 221, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE APPARENT WEST LINE OF SAID JENNINGS TRACT, A DISTANCE OF 70.10 FEET TO A 1/2 INCH IRON ROD FOUND WITH PINK CAP STAMPED "LANDMARK LS" FOR CORNER, THE RECOGNIZED SOUTHEAST CORNER OF SAID MOBLEY TRACT AND THE APPARENT SOUTHWEST CORNER OF SAID JENNINGS TRACT, SAID POINT BEING IN THE APPARENT NORTH LINE OF A TRACT OF LAND CONVEYED TO GARY ODOM RECORDED IN VOLUME 799, PAGE 143, OFFICIAL PUBLIC RECORDS HOPKINS COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 57 MINUTES 25 SECONDS WEST ALONG THE APPARENT NORTH LINE OF SAID ODOM TRACT, A DISTANCE OF 195.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BACK OF CURB OF SAID S. DAVIS STREET, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID MOBLEY TRACT AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DANNY AND REMONA HYNSON, RECORDED IN VOLUME 116, PAGE 716 REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST ALONG THE RECOGNIZED EAST LINE OF SAID DAVIS STREET SOUTH, A DISTANCE OF 70.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13,560.78 SQUARE FEET OR 0.311 ACRES OF LAND.