

May
Filed for Record in:
Robertson County
On: Mar 19, 2020 at 02:28P
By: Sarah Tepera
20-006120

16831 FM 2293, Bremond, TX 76629

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: 05/05/2020

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Robertson County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 14, 2017 and recorded in the real property records of Robertson County, TX and is recorded under Clerk's Book 1323, Page 684 with Dustin Smith (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a PlainsCapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dustin Smith, securing the payment of the indebtedness in the original amount of \$114,774.00, 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. 1.76 ACRE TRACT

BEING A 1.76 ACRE TRACT OF LAND IN THE EDINGTON THOMPSON SURVEY, ABSTRACT NO. 347, ROBERTSON COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 9.918 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AUBREY WAYNE CUDE, RECORDED IN VOLUME 557, PAGE 378 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS. SAID 1.76 ACRE TRACT BEING SHOWN ON ATTACHED PLAT AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH YELLOW CAP FOR THE NORTHWEST CORNER OF ABOVE MENTIONED 9.918 ACRE TRACT, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF A 19.74 ACRE TRACT OF LAND TO RAY GREEN (517/583), LOCATED IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2293;

THENCE ALONG A COMMON LINE OF SAID 9.918 ACRE TRACT AND SAID 19.74 ACRE TRACT, NORTH 59 DEGREES 09 MINUTES 34 SECONDS EAST A DISTANCE OF 486.11 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP;



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THENCE CROSSING A PORTION OF SAID 9.918 ACRE TRACT AS FOLLOWS:

aSOUTH 23 DEGREES 44 MINUTES 52 SECONDS EAST A DISTANCE OF 187.53 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP;

SOUTH 67 DEGREES 12 MINUTES 23 SECONDS WEST A DISTANCE OF 505.74 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP AT A WOOD FENCE POST;

NORTH 69 DEGREES 07 MINUTES 07 SECONDS WEST, ALONG A WOOD FENCE AND AN EXTENSION THEREOF, A DISTANCE OF 20.04 FEET TO A SET 1/2" IRON ROD WITH YELLOW CAP IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2293;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 2293, NORTH 04 DEGREES 04 MINUTES 25 SECONDS WEST A DISTANCE OF 111.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.76 ACRES OF LAND.


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 §51.002, 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:

PrimeLending, a PlainsCapital Company
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Jim Dolenz, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Garrett Sanders, Kathleen Adkins, Reid Ruple whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

03/18/2020
Executed on



James E. Albertelli, P.A.
Philip Traynor
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75063

03/19/2020
Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Pete Florez, Robert LaMont, Sheryl LaMont, Harriett
Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie
Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-19-2020 I filed at the office of the Robertson County Clerk and caused to be posted at the Robertson County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 3-19-2020