

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: March 05, 2019

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE STEPS ON THE EAST SIDE OF THE PANOLA 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 09, 2018 and recorded in Document VOLUME 1964, PAGE 370 real property records of PANOLA County, Texas, with JAMES B LUSTIG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES B LUSTIG, securing the payment of the indebtednesses in the original principal amount of \$164,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. QUICKEN LOANS INC. 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. QUICKEN LOANS INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o QUICKEN LOANS INC.
635 WOODWARD AVE.
DETROIT, MI 48226

Worley

SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, CAROL HAMPTON, TERRI WORLEY, SUE SPASIC OR LISA DELONG

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 T Worley and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/31/19 I filed at the office of the PANOLA County Clerk and caused to be posted at the PANOLA County courthouse this notice of sale.

Declarants Name: T Worley
Date: 1/31/19

FILED FOR RECORD
IN MY OFFICE

AT 9:33 O'CLOCK A M

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY P. Woodard DEPUTY



NOS0000008103095

EXHIBIT "A"

BEING ALL OF A CERTAIN 22.820 ACRE TRACT OF LAND, A PART OF THE F.A. HUDSON SURVEY, ABSTRACT NO. 291, PANOLA COUNTY, TEXAS, AND BEING ALL OF A CALLED 22.822 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 1501, PAGE 31, OF THE PANOLA COUNTY OFFICIAL RECORDS; SAID 22.820 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS;

BEGINNING AT A FOUND 2" IRON PIPE, BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO WILLIAM LILLEY, JR, RECORDED IN VOLUME 1794, PAGE 208 OF THE PANOLA COUNTY OFFICIAL RECORDS, MARKING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PERRY WAYNE CRENSHAW RECORDED IN VOLUME 1579, PAGE 444 OF THE PANOLA COUNTY OFFICIAL RECORDS, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 12 DEG. 08 MIN. 36 SEC. EAST, A DISTANCE OF 1346.53 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF A CUTBACK, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO LLOYD DUANE LINEHAN RECORDED IN VOLUME 889, PAGE 410 OF THE PANOLA COUNTY OFFICIAL RECORDS; COMMON WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO AKSPP LLC RECORDED IN VOLUME 1700, PAGE 359 OF THE PANOLA COUNTY OFFICIAL RECORDS;

THENCE, NORTH 43 DEG. 29 MIN. 33 SEC. EAST, ALONG SAID CUTBACK, A DISTANCE OF 70.30 FEET TO A POINT FOR THE MOST NORTHERLY CORNER OF SAID CUTBACK, AND ON THE SOUTH LINE OF SAID AKSPP TRACT;]

THENCE, SOUTH 79 DEG. 19 MIN. 27 SEC. EAST, ALONG THE SOUTH LINE OF SAID AKSPP TRACT, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 662.50 FEET TO A SET PK NAIL IN ASPHALT, BEING THE CENTERLINE OF COUNTY ROAD 180, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE CENTERLINE OF SAID COUNTY ROAD 180, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 14 DEG. 31 MIN. 33 SEC. WEST, A DISTANCE OF 507.32 FEET TO A SET PK NAIL IN ASPHALT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

SOUTH 00 DEG. 00 MIN 27 SEC. EAST, A DISTANCE OF 304.80 FEET TO A SET PK NAIL IN ASPHALT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

SOUTH 08 DEG. 05 MIN. 27 SEC. EAST, , A DISTANCE OF 300.00 FEET TO A SET PK NAIL IN ASPHALT FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

SOUTH 09 DEG. 20 MIN. 27 SEC. EAST, , A DISTANCE OF 161.30 FEET TO A SET PK NAIL IN ASPHALT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 32 MIN. 27 SEC. WEST, ALONG THE NORTH LINE OF SAID PERRY WAYNE CRENSHAW TRACT; A DISTANCE OF 923.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.820 ACRES OR 992,520 SQ. FT. OF LAND, MORE OR LESS, IN PANOLA COUNTY, TEXAS.



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