

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: April 03, 2018

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

Place: THE WEST CENTER STEPS OF THE HAMILTON 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 August 12, 2015 and recorded in Document CLERK'S FILE NO. 20151280 real property records of HAMILTON County, Texas, with LINDSEY DONGES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LINDSEY DONGES, securing the payment of the indebtednesses in the original principal amount of \$59,879.00, 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




JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR
STEPHEN RAWLINGS
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 Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2-26-18 I filed at the office of the HAMILTON County Clerk and caused to be posted at the HAMILTON County courthouse this notice of sale.


Declarant's Name: Stephen Rawlings
Date: 2-26-18

20180354 B: RP V: 532 P: 61 NOTTS
02/26/2018 10:58 AM Total Pages: 3 Fee: 2.00
Kiesha Bagwell, County Clerk- Hamilton County, Texas



POSTED
2-26-18

M. Hempse



NOS00000007258197

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HAMILTON COUNTY, TEXAS, BEING ALL OF LOT 3 AND A PART OF LOT 2, BLOCK NO. 7, BAKER ADDITION TO THE TOWN OF HAMILTON, INCLUDING A PORTION OF AN UNDEVELOPED EXTENSION OF SOUTH MANNING STREET AND BEING A PART OF THOSE TRACTS DESCRIBED IN DEED TO ROY CHRISTIAN, ET AL, PER VOL. 353, PAGE 769 AND VOL. 459, PAGE 158, HAMILTON COUNTY DEED RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIPE FOR A CORNER POST FOUND IN THE NORTH LINE OF EAST STANDIFER STREET BEING S71-34E, 120 FEET FROM ITS INTERSECTION WITH THE EAST LINE OF SOUTH HALL STREET, THE SEC OF THE ADJOINING SHERRY BULLARD TRACT PER VOL. 433, PAGE 543, SAID DEED RECORDS, AND THE SWC OF THIS;

THENCE N 17-26-22E ALONG FENCE AT 149.98 FEET A STEEL PIPE FOR CORNER POST, THE NWC OF THIS;

THENCE S71-36-43E ALONG AN OLD FENCE AT 180 FEET PASSING THE NEC OF LOT 3, AT 196.08 FEET A STEEL PIN SET THE OCCUPIED NEC OF THIS;

THENCE S 17-41-53W ALONG FENCE BEING THE EXTENSION OF A LANE FROM SOUTH MANNING STREET AT 150.11 FEET A STEEL PIN SET, THE SEC OF THIS;

THENCE N71-34-16 W ALONG THE NORTH LINE OF EAST STANDIFER STREET AT 195.40 FEET THE POINT OF BEGINNING AND CONTAINING 0.674 ACRES OF LAND, MORE OR LESS.



NOS0000007258197

FILED and RECORDED

Instrument Number: 20180354 B: RP V: 532 P: 61

Filing and Recording Date: 02/26/2018 10:58:45 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Kiesha Bagwell

Kiesha Bagwell, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.