

**NOTICE OF TRUSTEE'S SALE** 2018 DEC 20 P 2: 36

**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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** November 17, 2015

**Grantor(s):** Dustin Lynn Joslin and Chelsey Leray Joslin, husband and wife

**Original Trustee:** William S. Hennessey, Esq.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as nominee for Nations Lending Corporation, its successors and assigns

**Recording Information:** Clerk's File No. 20155856, in the Official Public Records of HOPKINS County, Texas.

**Current Mortgagee:** Nations Lending Corporation, an Ohio Corporation

**Mortgage Servicer:** Loancare, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN 1.02 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.W. RUSSELL SURVEY, ABSTRACT NO. 812, HOPKINS COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND DESCRIBED IN A DEED FROM HAMMOND MOBILE HOMES, INC. TO MARLIN TAYLOR AS RECORDED IN VOLUME 829, PAGE 19, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, (O.P.R.H.C.T.), SAID 1.02 ACRE TRACT BEING DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Date of Sale:** 03/05/2019 **Earliest Time Sale Will Begin:** 1:00 PM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**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.**

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Harriett Fletcher as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

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 Mortgagee, the Mortgagee's attorney,



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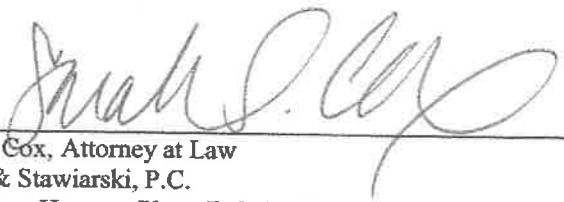


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HOPKINS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court,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

Executed on this the 18th day of December, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
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Sarah S. Cox, Attorney at Law  
Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: 

Printed Name: Robert Lamont 12-20-18

C&S No. 44-18-2704 / FHA / No  
Loancare

ALL that certain 1.02 acre lot, tract or parcel of land situated in the G.W. Russell Survey, Abstract No. 812, Hopkins County, Texas, and being all of the same land described in a deed from Hammond Mobile Homes, Inc. to Marlin Taylor as recorded in Volume 829, Page 19, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said 1.02 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said Taylor tract, from said point a wood fence corner post found on the occupied east right of way of County Road No. 3562 bears N 82°30'15" W a distance of 13.49 feet for a reference;

THENCE N 90°00'00" E (Basis of Bearings) along the north line of said Taylor tract and the south line of a called 126 acre tract described in a deed to Tanya L. Byrd as recorded in Volume 757, Page 341, O.P.R.H.C.T., a distance of 211.06 feet to a 1/2" iron rod found at the northeast corner of said Taylor tract and the northerly most northwest corner of a called 35.526 acre tract described in a deed to Casey Hayward and Martha Hayward, husband and wife, as recorded in Volume 887, Page 502, O.P.R.H.C.T.;

THENCE S 00°33'06" W along the east line of said Taylor tract and the easterly most west line of said 35.526 acre tract a distance of 210.76 feet to a 1/2" iron rod found at the southeast corner of said Taylor tract and an ell corner of said 35.526 acre tract;

THENCE S 89°50'39" W along the south line of said Taylor tract and the southerly most north line of said 35.526 acre tract a distance of 210.99 feet to a 1/2" iron rod found at the southwest corner of said Taylor tract and the southerly most northwest corner of said 35.526 acre tract within the right of way of County Road No. 3562;

THENCE N 00°31'49" E along the west line of said Taylor tract and partially along said County Road No. 3562 a distance of 211.33 feet to the POINT OF BEGINNING and containing 1.02 acres of land, more or less.