

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: October 02, 2018

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

Place: THE EAST STEPS OF THE WALKER 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 29, 2015 and recorded in Document CLERK'S FILE NO. 00012475 real property records of WALKER County, Texas, with ZULAY M. MARS AND DAVID MARS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZULAY M. MARS AND DAVID MARS, securing the payment of the indebtednesses in the original principal amount of \$188,030.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOMEMORTGAGE COMPANY, LLC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



KAREN LILLEY, REBECCA HAMMOND, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, IAN MOSER, REVA ROUCHON-HARRIS, ALLAN KINGDOM, BENJAMIN GRIESINGER, STEPHANIE KOHLER, KIM HINSHAW OR KELLY JIMENEZ, OR SAMUEL DAFFIN II
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 Kelly Jimenez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the WALKER County Clerk and caused to be posted at the WALKER County courthouse this notice of sale.

Declarants Name: Kelly Jimenez
Date: _____

FILED FOR POSTING
At 11:30 O'clock A. M

JUN 25 2018

Kari French, Walker County Texas
by Kari Kelly Deputy



EXHIBIT "A"

BEING 1.088 ACRES OF LAND, MORE OR LESS, SITUATED IN THE CITY OF HUNTSVILLE, THOMAS MCMILLIAN SURVEY, ABSTRACT NO. 388, WALKER COUNTY, TEXAS AND BEING THE RESIDUE OF A CALLED 1.48 ACRE TRACT AS DESCRIBED IN A DEED FROM AILEEN SPRINGER TO JAMES MUNDINE, RECORDED IN VOLUME 331, PAGE 405, DEED RECORDS. SAID 1.088 ACRE TRACT BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE RESIDUE OF SAID MUNDINE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.41 ACRE TRACT, OUT OF SAID MUNDINE TRACT, AS DESCRIBED IN A DEED FROM GENE GARNER, ET AL TO LEVI BROWN, RECORDED IN VOLUME 143. PAGE 281, OFFICIAL RECORDS, SET A 5/8" IRON ROD IN CALLED WEST LINE OF BAGWELL STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S00°02'17"W, WITH THE EAST LINE OF SAID MUNDINE TRACT AND THE CALLED WEST LINE OF SAID STREET, FOR A DISTANCE OF 351.28 FEET TO THE SOUTHEAST CORNER OF SAID MUNDINE TRACT, FOUND A 5/8" IRON ROD;

THENCE S88°40' 49"W, WITH THE SOUTH LINE OF SAID MUNDINE TRACT, FOR A DISTANCE OF 134.84 FEET TO ITS SOUTHWEST CORNER, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.97 ACRE TRACT AS DESCRIBED IN A DEED FROM JOHN P. BIRCHMAN TO JEROME LEDBETTER, RECORDED IN VOLUME 521, PAGE 134, OFFICIAL RECORDS, FOUND A 5/8" IRON ROD;

THENCE NORTH (DEED CALL), WITH THE WEST LINE OF SAID MUNDINE TRACT AND THE EAST LINE OF SAID LEDBETTER TRACT, FOR A DISTANCE OF 351.27 FEET TO THE NORTHWEST CORNER OF THE RESIDUE OF SAID MUNDINE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LEDBETTER TRACT AND ALSO BEING THE SOUTHWEST CORNER OF SAID BROWN TRACT, FOUND A 5/8" IRON ROD;

THENCE N88°40'49"E. WITH THE NORTH LINE OF SAID MUNDINE RESIDUE TRACT AND THE SOUTH LINE OF SAID BROWN TRACT, FOR A DISTANCE OF 135.07 FEET TO THE PLACE OF BEGINNING.

