

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 9, 2015, ROBERT DEAN ROWE, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GEORGETOWN MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of TRINITY COUNTY, TX and is recorded under Volume 0947, Page 0236, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in TRINITY COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Trinity, State of Texas:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN TRINITY COUNTY, TEXAS, OUT OF THE G. W. WILSON SURVEY, ABSTRACT NO. 628 AND BEING ALL THAT CERTAIN CALLED 1.843 ACRE TRACT CONVEYED TO THOMAS SOARE, ET UX IN THE DOCUMENT RECORDED IN VOLUME 704 ON PAGE 852 OF THE OFFICIAL RECORDS AND BEING ALL OF LOT 11 AND THE SOUTH 11 OF LOT 12 OF GIBSON ADDITION (CITY OF TRINITY) AS RECORDED IN CABINET A ON SLIDE 35 & 52 OF THE MAP OR PLAT RECORDS, ALL OF TRINITY COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A ½" IRON PIN FOUND, ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SH 19 (NORTH PROSPECT DRIVE) FOR THE EAST CORNER OF THE AFORESAID REFERRED TO 1.843 ACRE TRACT AND THE AFORESAID REFERRED TO LOT 11 AND THE NORTH CORNER OF LOT 10 OF THE AFORESAID REFERRED TO GIBSON ADDITION AND A CALLED TRACT ONE CONVEYED TO SHANON SIVCOSKI IN THE DOCUMENT RECORDED IN VOLUME 864 ON PAGE 804 OF THE SAID OFFICIAL RECORDS; THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.843 ACRE TRACT, THE SAID LOT 11, THE SAID LOT 10 AND THE SAID SIVCOSKI TRACT ONE, S 46° 40' 18" W AT 406.52 FEET A ½" IRON PIN FOUND FOR AN ANGLE CORNER OF THE SAID 1.843 ACRE TRACT, THE SOUTH CORNER OF THE SAID LOT 11, THE WEST CORNER OF THE SAID LOT 10 AND THE SAID STVCOSKI TRACT ONE AND THE NORTH CORNER OF A CALLED 0.25 ACRE TRACT-TRACT TWO CONVEYED TO SHANON SIVCOSKI IN THE DOCUMENT RECORDED IN VOLUME 864 ON PAGE 804 OF THE SAID OFFICIAL RECORDS THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.843 ACRE TRACT AND THE SAID 0.25 ACRE TRACT, S 47° 03' 33" W AT 100.67 FEET THE SOUTH CORNER OF THE SAID 1.843 ACRE TRACT AND THE WEST CORNER OF THE SAID 0.25 ACRE TRACT, FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS N 15° 41' E 8.9 FEET;

THENCE, ALONG THE CURVING SOUTHWEST BOUNDARY LINE OF THE SAID 1.843 ACRE TRACT, 158.27 FEET ALONG A 01° 57' 56" CURVE TO THE RIGHT, HAVING A RADIUS OF 2914.80 FEET, A CENTRAL ANGLE OF 03° 06' 40" AND A LONG CHORD BEARING OF N 47° 52' 43" W A DISTANCE OF 158.25 FEET THE WEST CORNER OF THE SAID 1.843 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.35-ACRE TRACT-TRACT 2 CONVEYED TO THE SAM R. BARNES AND MALCOLM E. BARNES LIVING TRUST IN THE DOCUMENT RECORDED IN VOLUME 633 ON PAGE 742 OF THE SAID OFFICIAL RECORDS, FROM WHICH A CHAIN LINK FENCE CORNER POST BEARS N 45° 39' E 15.1 FEET; THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.843 ACRE TRACT AND THE SAID 0.35 ACRE TRACT, N 46° 55' 49" E AT 100.10 FEET A ; 1" IRON PIN FOUND FOR ANGLE CORNER OF THE SAID 1.843 ACRE TRACT, THE EAST CORNER OF THE SAID 0.35 ACRE TRACT AND THE SOUTH CORNER OF TRACT 1 CONVEYED TO THE SAM R. BARNES AND MALCOLM E. BARNES LIVING TRUST IN THE DOCUMENT RECORDED IN VOLUME 633 ON PAGE 742 OF THE SAID OFFICIAL RECORDS, ON THE SOUTH LOT LINE OF THE AFORESAID REFERRED TO LOT 12, FROM WHICH A ½" IRON PIPE FOUND FOR REFERENCE BEARS S 17° 09' 48" W 2.94 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1.843 ACRE TRACT AND THE SAID BARNES TRACT 1 AND ACROSS THE SAID LOT 12, N 47° 12' 57" E AT 419.21 FEET A ½" IRON PIN FOUND, ON THE NORTH LOT LINE OF THE SAID LOT 12, THE SAID ROW LINE OF SH 19, FOR THE NORTH

CORNER OF THE SAID 1.843 ACRE TRACT AND THE EAST CORNER OF THE SAID BARNES TRACT 1,
FROM WHICH A 1" IRON PIN FOUND FOR REFERENCE BEARS N 42° 57' 42" W 148.83


Property Address: 322 PROSPECT DR
TRINITY, TX 75862
Mortgage Servicer: THE MONEY SOURCE INC.
Mortgagee: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

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 property securing the above referenced loan.

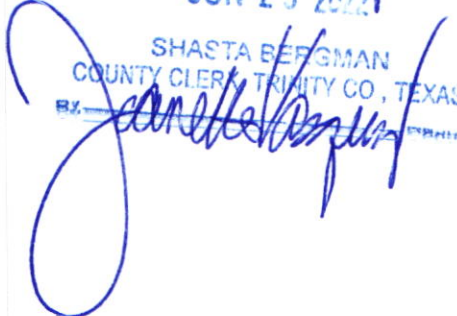
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SUBSTITUTE TRUSTEE
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Ronnie Hubbard or Allan Johnston
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day June 15, 2022.

By: 
Ronny George
Texas Bar # 24123104
William Jennings
Texas Bar # 24127205
rgeorge@logs.com
wjennings@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for THE MONEY SOURCE INC.

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 military service to the sender of this notice immediately.

FILED
at 4:30 o'clock P M
JUN 23 2022
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
BY: 

Posted by: 
6/23/2022 Sharon St. Pierre
Substitute Trustee