

20-008 FC
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/23/2002

Grantor(s)/Mortgagor(s):
SAMANTHA RASBERRY, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MORTGAGEAMERICA, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of CSMC 2019-RPL5 Trust

Recorded in:
Volume: 953
Page: 170
Instrument No: 2002-6132

Property County:
SHELBY

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: SEE EXHIBIT A

Date of Sale: 4/7/2020

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Sheryl LaMont 02-20-2020
Robert LaMont, Sharon St. Pierre, ~~Sheryl LaMont~~,
David Sims, Allan Johnston or Ronnie Hubbard
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2020 FEB 20 PM 2:41
JENNIFER L. FOUNTAIN
COUNTY CLERK
DEPUTY

MH File Number: TX-20-76775-POS
Loan Type: Conventional Residential

EXHIBIT A

BEING 0.2402 acres of land out of the WESLEY HILL SURVEY, ABSTRACT NO. 278, and being the same lot, parcel or tract of land conveyed by David W. Koonoe, et ux, to John Wesley Holt, Jr., et ux, by deed dated December 19, 1996, recorded in Volume 812, Page 665, of the Official Public Records of Shelby County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the corner at the intersection of the west margin of Anita Street and the north margin of Farm Road 2788, and being the southeast corner of LOT 7, SECTION 2, WINSHOMES SUBDIVISION a plat of which is recorded in Volume 1, Page 5, Plat Records of said County;

THENCE North 69 degrees 22 minutes 31 seconds West with the north margin of the said Farm Road a distance of 85.30 feet to a 1/2" pipe found for the corner;

THENCE North 19 degrees 35 minutes 00 seconds East with the line of the said LOT 7 and LOT 6 a distance of 122.79 feet to a 1" pipe found for the corner;

THENCE South 69 degrees 11 minutes 48 seconds East with the line of the said LOT 6 and LOT 8 a distance of 85.31 feet to a 1/2" pipe found for the corner in the west margin of the said Anita Street;

THENCE South 19 degrees 35 minutes 00 seconds West with the said street margin a distance of 122.52 feet to the POINT OF BEGINNING and containing 0.2402 acres of land.

Surveyed December 17, 2002, by Burl W. Youngblood
Registered Professional Land Surveyor No. 1476