

2022.024 FC

FILED FOR RECORD
2022 DEC 7 10 40

Our Case No. 22-03072-FC-2

2022 DEC -7 PM 3:39

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

JENNIFER L. FOUNTAIN
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF SHELBY

BY ML DEPUTY

Deed of Trust Date:
August 19, 2016

Property address:
11056 STATE HWY 87 S
SHELBYVILLE, TX 75973

Grantor(s)/Mortgagor(s):
DEREK MICHAEL ANTRIM AND TAMARA ANN
ANTRIM, HUSBAND AND WIFE

LEGAL DESCRIPTION: Being 6.558 acres of land situated in the George Neil Survey, Abstract 524, Shelby County, Texas, and formerly being part of a called 26.01 acre tract described as "First Tract" and part of a called 0.8935 of an acre tract described as "Second Tract" in a Correction Assumption Deed with Warranty from Mark T. Diebolt and wife, Jean Y. Diebolt, to David D. Williams, dated March 21, 2008, and recorded under Document No. 2010012953, in the Official Public Records of Shelby County, Texas, and being the same called 6.558 acre tract described in a Warranty Deed with Vendor's Lien from David D. Williams to John W. Alvis and wife, Jennie Alvis, dated April 12, 2011, and recorded under Document No. 2011002937, in the Official Public Records of Shelby County, Texas, said 6.558 acres being more particularly described by metes and bounds as follows: BEGINNING at a 1/2-inch iron rod found for the Southwest corner of said called 6.558 acre tract and being the North corner of a called 25.42 acre tract described in a Correction Assumption Deed with Warranty from A. L. Graves and wife, Betty Graves, to Joe Taylor and wife, Jean Taylor, dated November 11, 2002, and recorded in Volume 950, Page 707, in the Official Public Records of Shelby County, Texas, and being a corner of the remainder of a called 54 acre tract described deed from Luther Adams and wife, Mary Elmer Adams, to J. L. Alford, dated September 12, 1929, and recorded in Volume 143, Page 158, in the Deed Records of Shelby County, Texas, from which a 15" Sweetgum Tree found marked "X" bears N 73° W, 20.8 feet and a 10" fence corner post bears S 61°46' W, 27.3 feet; THENCE N 13°49'29" E, with the Southerly West line of said called 6.558 acre tract (basis of bearing orientation) and an East line of the remainder of said called 54 acre tract, a distance of 333.12 feet to a 1/2-inch iron rod found (bent) for the Northwest corner of said called 6.558 acre tract and being an interior corner of said remainder of the called 54 acre tract, from which a 15" Sweetgum Tree found marked "X" bears S 15° W, 28.5 feet, and a cross-tie fence corner post bears S 42°09' W, 51.2 feet; THENCE N 84°34'43" E with the Westerly North line of said called 6.558 acre tract and a South line of the remainder of said called 54 acre tract, a distance of 485.53 feet to a 1/2-inch iron rod with cap found for a corner of said called 54 acre tract in the North line of said called 6.558 acre tract in the remnants of an old wire fence line; THENCE N 81°46'59" E, continuing with said North line of the called 6.558 acre tract and the South line of said called 54 acre tract, passing at a distance of 63.72 feet a 1/2-inch iron rod found for the Southwest corner of a called 4.0424 acre tract described in a Correction Deed from John R. Alford to Joe Bush and wife, Selma Bush, dated March 16, 1989, and recorded in Volume 696, Page 754, in the Deed Records of Shelby County, Texas, and continuing with said North line of the called 6.558 acre tract and the South line of said called 4.0424 acre tract for a total distance of 361.11 feet to a 1-inch iron pipe found at a fence corner post for the former Southwest corner of said called 0.8935 of an acre tract and being an interior corner of said called 6.558; THENCE N 05°42'39" W, with the Northerly West Line of said called 6.558 of an acre tract, a distance of 233.42 feet to a 1/2-inch iron rod found at a fence corner post for the southwest corner of a called 0.04058 of an acre tract awarded to Joe Bush and wife, Selma Bush, by Judgement entered on June 9, 1997, in Cause No. 22,692, styled "A. L. Grave vs Joe Bush, and recorded in Volume 953, Page 930, in the Official Public Records of Shelby County, Texas, and being the Northerly Northwest corner of said, called 6.558 acre tract; THENCE N 72°04'39" E, with the North line of said called 6.558 acre tract and with the South line of said called 0.04058 of an acre tract, a distance of 68.39 feet to a 1/2-inch iron rod found at a fence corner post for the North corner of said called 6.558 acre tract in the west right-of-way line of State Highway 87 (based on 100-foot right-of-way); THENCE S 41°14'14" E, with said West right-of-way line of State Highway 87, a distance of 39.97 feet to a 1/2-inch iron rod with plastic cap found for the East corner of said called 6.558 acre tract, from which a 1/2-inch iron rod found bears S 41°14'14" E, 235.99 feet; THENCE S 30°01'27" W, with the Easterly Southeast line, of said called 6.558 acre tract, a distance of 101.91 feet to a 1/2-inch iron rod with plastic cap found for an interior corner of said called 6.558 acre tract; THENCE S 05°42'39" E, with the East line of said called 6.558 acre tract, a distance of 160.96 feet to a 1/2-inch iron rod with plastic cap found the Easterly Southeast corner of said called 6.558 acre tract; THENCE S 47°39'04" W, with the Southerly Southeastly line of said called 6.558 acre tract, passing at a distance of 247.90 feet a 1/2-inch iron rod with plastic cap found for the North corner of a called 1.1434 acre tract described in a Warranty Deed from David D. Williams to Joe Taylor, dated March 9, 2012, and recorded under Document No. 2012001654, in the Official Public Records of Shelby County, Texas, and continuing with the Northwesterly line of said called 1.1434 for a total distance of 730.46 feet to a 60d nail found at a fence corner post for the Southerly Southeast corner of said called 6.558 acre tract and the West corner of said called 1.1434 acre tract and being the Northeast corner of said called 25.42-acre tract from which a 10" gate post bears S 87°09' E, 25.7 feet, and a 1/2-inch iron rod with plastic cap found for the Southeast corner of said called 25.42 acre tract bears S 00°21'35" W, 662.99 feet; THENCE N 76°49'42" W, with the Westerly South line of said called 6.558 acre tract and the North Line of said called 25.42 acre tract, a distance of 424.38 feet to the point of beginning and containing 6.558 acres of land within these calls.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
("MERS"), AS BENEFICIARY, AS NOMINEE FOR GOLDWATER
BANK, N.A. DBA CORE LENDING ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: FEBRUARY 7, 2023

Property County: SHELBY

Original Trustee: HEATHER MARCHLINSKI

Recorded on: August 24, 2016
As Clerk's File No.: 2016002606
Mortgage Servicer:
THE MONEY SOURCE INC.

Sheryl LaMont

Substitute Trustee:
Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre,
Allan Johnston, Kathleen Adkins, Evan Press, Auction.com,
Marinosci Law Group

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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.

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Auction.com, Marinosci Law Group, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, FEBRUARY 7, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter. 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 be conducted at the Shelby County Courthouse, 200 San Augustine, Center, TX 75935 as 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 was posted.

THE MONEY SOURCE INC., who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, December 5, 2022

MARINOSCI LAW GROUP, PC

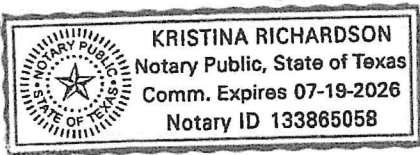
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kristina Richardson, the undersigned officer, on this, the 5th day of December, 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 7-19-2026
Kristina Richardson
Printed Name and Notary Public

Grantor: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 22-03072

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254