

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/15/2015

Grantor(s)/Mortgagor(s):
George T. Moore, a widowed man

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

Current Beneficiary/Mortgagee:
LIVE WELL FINANCIAL, INC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015006328

Property County:
CASS

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

FILED FOR RECORD
2018 JUL -5 AM 10:12
ANY L. VARNELL
CASS COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

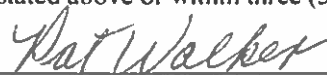
Date of Sale: 9/4/2018

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, 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):
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.



Pat Walker, Sue Spasic
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Texas, County of Cass, described as follows:

A certain 1.477 acre tract of land located in the Ed Meyer Survey, A-1304, in Cass County, Texas, being part of a called 7.50 acre tract of land conveyed from the First National Bank of Hughes Springs, to Bruce Samples et ux, by Warranty Deed dated September 3, 1999, recorded in Volume 1092, Page 117, of the Real Property Records of Cass County, Texas, and being part of Lot No. 13, of The Homeplace Subdivision, recorded in Volume 7, Page 51, of the Plat Records of Cass County, Texas, said 1.477 acres of land being more particularly described by metes and bounds as follows: (Bearing Basis: Plat of The Homeplace Subdivision, recorded in Volume 7, Page 51)

COMMENCING at a 3/8" iron rod found for the most Easterly Northwest corner of said Meyer Survey, an ell corner of the John Williams Survey, A-1140, on the East line of a called 530 acre tract of land conveyed to David F. Best et ux, by Warranty Deed recorded in Volume 880, Page 5.30, of said Real Property Records, and the Northwest corner of Lot No. 13 of said Homeplace Subdivision, as conveyed to the First National Bank of Hughes Springs, Texas, recorded in Volume 1011, Page 77, of said Real Property Records;

Thence: S 01°01'51" W 336.37 feet along the common line between said Meyer Survey and Williams Survey, to a 1/2" iron rod found for a common corner of said 7.50 acre tract, 5.30 acre tract and First National Bank tract;

Thence: N 79°50'13" E 269.22 feet along the common line between said 7.50 acre tract and First National Bank tract, to a 1/2" iron rod found (set by A. S. Harris, R.P.L.S. #4628) for the POINT OF BEGINNING and the Northwest corner of this tract;

Thence: N 79°50'13" E continuing along said common line, same being the North line of this tract, at 355.79 feet passing a 1/2" iron rod found on line and continuing N 79°50'13" E, for a total distance of 382.82 feet to a point at the Northeast corner of said 7.50 acre tract and the Northeast corner of this tract;

Thence: S 12°59'54" W 67.14 feet along an East line of said 7.50 acre tract, same being an East line of this tract, to a point of curvature in same;

Thence: In a Southwesterly direction continuing along said East line of 7.50 acre tract, same being an East line of this tract, said line being a curve to the left, having a radius of 603.16 feet, a central angle of 13°23'07", an arc length of 140.91 feet, a chord length of 140.59 feet and a chord bearing of S 06°18'20" W, to a point for the Southeast corner of this tract:

Thence: S 71°54'31" W along a new division line, same being the South line of this tract, at 36.45 feet passing a 1/2" iron rod found on line and continuing S 71°54'31" W for a total distance of 231.99 feet, to a 1/2" iron rod found (set by John McNutt) for the Southwest corner of this tract;

Thence: N 30°57'20" W 244.47 feet along a new division line, same being the West line of this tract to the POINT OF BEGINNING, containing 1.477 acres of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

APN: R50892