

00001401

SELECT PORTFOLIO SERVICING, INC. (SPS)
ANDERSON, RICHARD & TRACY
6960 FM 937, THORNTON, TX 76687

CONVENTIONAL
Firm File Number: 13-012664

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 10, 2006, RICHARD ANDERSON AND WIFE, TRACY ANDERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to JEFFREY M. HENSCHER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST NLC FINANCIAL SERVICES, LLC, DBA THE LENDING CENTER in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of LIMESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 00611631 Volume 1221, Page 653, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 3, 2019 under Cause No. 31,590-A in the 77TH Judicial District Court of Limestone COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Limestone 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.

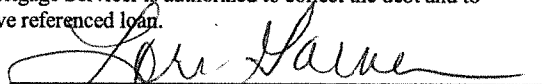
Said Real Estate is described as follows: In the County of Limestone, State of Texas:

TRACT 1: BEING 1.00 ACRES OF LAND, MORE OR LESS, SITUATED IN M.C. REJON SURVEY, A-26, LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TRACT 2: BEING 0.51 OF AN ACRE ACCESS EASEMENT, SITUATED IN THE M.C. REJON SURVEY, A-26, LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 6960 FM 937
THORNTON, TX 76687
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY HOME EQUITY LOAN TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.



SUBSTITUTE TRUSTEE
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Lori Garner, Ronnie Hubbard or Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

EXHIBIT 'A'

File No.: [REDACTED]
Property: 6960 FM 937, Thornton, TX 76687

Tract 1: Being 1.00 acres of land, more or less, situated in M.C. Rejon Survey, A-26, Limestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract 2: Being 0.51 of an acre access easement, situated in the M.C. Rejon Survey, A-26, Limestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TRACT 1:

Limestone County, Texas

Being all of that certain lot, tract or parcel of land located in the J.L. Chavert Survey Abstract No. 4 and being part of a called 30.252 acre tract of land as described in Deed to Richard Anderson and wife, Tracy Anderson recorded in Volume 1060, Page 827 of the Deed Records of Limestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

Beginning at a 8" fence corner post at the northwest corner of this tract, which bears S 66° 41' 24" W 837.96 feet from a 60-D nail found at the northeast corner of the said 30.252 acre tract:

THENCE, S 02 Degrees 30' 30" E, along a fence line 208.97 feet to a 5/8" Iron rod set for the southeast corner of this tract;

THENCE, N 85 degrees 26' 57" W 228.64 feet to a 5/8" Iron rod set for the southwest corner of this tract;

THENCE, N 07 degrees 43' 31" E along a fence line 207.70 feet to a 8" fence corner post at the northwest corner of this tract;

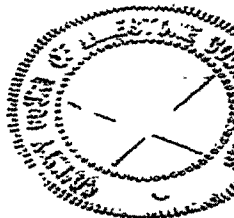
THENCE, S 85° 26' 57" E along a fence line 191.45 feet to the POINT OF BEGINNING and CONTAINING 1.00 ACRE OF LAND MORE OR LESS

TRACT 2:

Limestone County, Texas

Being all of that certain lot, tract or parcel of land located in the J.L. Chavert Survey Abstract No. 4 and being part of a called 30.252 acre tract of land as described in Deed to Richard Anderson and wife, Tracy Anderson recorded in Volume 1060, Page 827 of the Deed Records of Limestone County, Texas. Said Lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 60-D nail found at the northeast corner of the said 30.252 acre tract, the easterly southeast corner of a called 154.3 acre tract of land as described to Dene Powell Anderson recorded in Volume 129, Page 158 of the Probate Records of Limestone County Texas, and the west line of Farm to Market Road No. 937;



A Certified Copy
Attest: [Signature] 26, 2009
Peggy Beck, County Clerk
Limestone County, Texas
[Signature]
Deputy, Janice Ledet

THENCE, S 33 degrees 58' 00" E, along the west line of said Farm to Market Road 26.74 feet to a point fir the southeast corner of this tract;

THENCE, S 76 degrees 48' 41" W, 770.54 feet to a point for an inner ell corner of this tract;

THENCE, S 14 degrees 23' 25" W, 137.93 feet to a 8" fence corner post for the westerly southeast corner of this tract; and the northeast corner of a 1.00 acre tract surveyed this day;

THENCE, N 85 degrees 26' 57" W, 20.92 feet to a 8" fence post for the southwest corner of this tract and on the line of said 1.00 acre tract;

THENCE, N 14 degrees 23' 25" E, 158.94 feet to a 12" Hackberry tree for the northwest corner of this tract and an angle point in the northwest line on the said 30.252 acre tract;

THENCE, N 75 degrees 48' 41" E, along the common line of the said 30.252 acre tract and the said 154.3 acre tract 771.25 feet to the POINT OF BEGINNING and Containing 0.51 OF AN ACRE OF LAND MORE OF LESS.

* Basis of bearing: PER volume 1060, Page 6270.00

A.P.N. R117177

Filed for Record in:
Limestone County

On: Oct 20, 2006 at 11:11A

By: Diane Tilley

Filed for Record in:
Limestone County

On: May 13, 2019 at 10:52A

By: Janice Ledet

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of: Limestone County as stamped hereon by me.

Oct 20, 2006

Sue Lann, County Clerk
Limestone County

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me. 2 of 2

May 13, 2019

Kerrie Cobb, County Clerk
Limestone County



A Certified Copy
Attest: January 16, 2009
Peggy Beck, County Clerk
Limestone County, Texas
By: Janice Ledet
Deputy, Janice Ledet