

## NOTICE OF TRUSTEE'S SALE

**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 duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** November 03, 2014

**Grantor(s):** Christian Paul Tullius and Michelle Ann Debosier Tullius

**Original Trustee:** Thomas F. Black, Jr.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for HomeBridge Financial Services, Inc., its successors and assigns

**Recording Information:** Clerk's File No. 20141112001234920, corrected in 20141209001336820, in the Official Public Records of COLLIN County, Texas.

**Current Mortgagee:** HomeBridge Financial Services, Inc.

**Mortgage Servicer:** Cenlar FSB, whose address is C/O Attn: FC or BK Department  
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016                      **Earliest Time Sale Will Begin:** 10:00 AM

**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.**

**If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.**

**Legal Description:**  
SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN, BEING PART OF THE G. FITZHUGH SURVEY, ABSTRACT NO. 318 AND THE J. GRAYUM SURVEY, ABSTRACT NO. 354, BEING ALL OF A 2.00 ACRE TRACT AS RECORDED IN CC# 97-0005106 OF THE COLLIN COUNTY LAND RECORDS WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the COLLIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**  
Codilis & Stawiariski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Russell Stockman as Substitute Trustee, Shelley Ortolani as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Irene as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Tim Leath as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee, Mary Mancusi as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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## Exhibit A

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN, BEING PART OF THE G. FITZHUGH SURVEY, ABSTRACT NO. 318 AND THE J. GRAYUM SURVEY, ABSTRACT NO. 354, BEING ALL OF A 2.00 ACRE TRACT AS RECORDED IN CO#97-0005106 OF THE COLLIN COUNTY LAND RECORDS WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING OF A 5/8-INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A 2.00 ACRE TRACT OF LAND AS RECORDED IN VOLUME 4573, PAGE 7634 OF THE COLLIN COUNTY LAND RECORDS, THE NORTHEAST CORNER OF SAID PREMISES AND BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 1378;

THENCE: WITH THE EAST LINE OF SAID PREMISES AND THE WEST RIGHT-OF-WAY LINE OF FM 1378, SOUTH  $00^{\circ}37'45''$  EAST, 142.75 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID PREMISES AND THE NORTHEAST CORNER OF A 3.096 ACRE TRACT OF LAND AS RECORDED IN VOLUME 993, PAGE 572 OF THE COLLIN COUNTY LAND RECORDS;

THENCE: WITH THE SOUTH LINE OF SAID PREMISES AND THE NORTH LINE OF SAID 3.096 ACRE TRACT, SOUTH  $89^{\circ}39'56''$  WEST, 610.11 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 3.096 ACRE TRACT, THE SOUTHWEST CORNER OF SAID PREMISES AND BEING IN THE EAST LINE OF A 2.251 ACRE TRACT AS RECORDED IN VOLUME 4604, PAGE 1767 OF THE COLLIN COUNTY LAND RECORDS;

THENCE: WITH THE EAST LINE OF SAID 2.251 ACRE TRACT AND THE WEST LINE OF SAID PREMISES, NORTH  $00^{\circ}51'27''$  WEST, PASSING AT 49.07 FEET THE NORTHEAST CORNER OF SAID 2.251 ACRE TRACT AND THE SOUTHEAST CORNER OF A 2.25 ACRE TRACT AS RECORDED IN VOLUME 2890, PAGE 948 OF THE COLLIN COUNTY LAND RECORDS, AND CONTINUING WITH THE EAST LINE OF SAID 2.25 ACRE TRACT A TOTAL DISTANCE OF 142.35 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID PREMISES AND THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE: WITH THE NORTH LINE OF SAID PREMISES AND THE SOUTH LINE OF SAID 2.00 ACRE TRACT, NORTH  $89^{\circ}37'38''$  EAST, 610.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 27,010 SQUARE FEET OR 2.00 ACRES OF LAND.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.