

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**FILED**

**Deed of Trust Date:**  
6/10/2015

**Grantor(s)/Mortgagor(s):**  
JOHN BREWER, AND GRACE BREWER,  
HUSBAND AND WIFE.

2020 MAR 17 PM 1:44

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR MORTGAGE RESEARCH CENTER, LLC DBA  
VETERANS UNITED HOME LOANS, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Mortgage Research Center, LLC d/b/a Veterans  
United Home Loans, a Missouri Limited Liability  
Company

*Sherry Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., TX

**Recorded in:**  
**Volume:** 310  
**Page:** 662  
**Instrument No:** 142415

**Property County:**  
FRANKLIN

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

**Mortgage Servicer's Address:**  
425 Phillips Blvd ,  
Ewing, NJ 08618

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** 5/5/2020

**Earliest Time Sale Will Begin:** 12pm

**Place of Sale of Property:** THE SOUTH STEPS OF THE COURTHOUSE 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.

*Harriett Fletcher*

Sue Spasic, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic 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

03-17-2020

**MH File Number:** TX-18-68943-POS  
**Loan Type:** VA

*Trustee*

**TX-18-68943-FC**

**Exhibit "A"**

**Legal Description**

All that certain 5.02 acre lot, tract or parcel of land situated in the Samuel Buchanon Survey, Abstract No. 22, Franklin County, Texas, and being all of the same land as a called 5.033 acre tract described in a deed from David P. Marshall and Linda R. Marshall to Rue Merle Smith and Vanessa Smith as recorded in Volume 194, Page 415, Official Public Records, Franklin County, Texas, (O.P.R.F.C.T.), said 5.02 acre tract being described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found at the southeast corner of said 5.033 acre tract and the southwest corner of a called 2.991 acre tract described in a deed to Jay Lynn Jetton and wife, Ashley Dawn Jetton as recorded in Volume 75, Page 56, Real Property Records, Franklin County, Texas, (R.P.R.F.C.T.), and on the northeast right of way of F.M. Highway No. 21 (120' R.O.W.) for a corner;

**THENCE** N 47° 40' 32" W along the southwest line of said 5.033 acre tract and the northeast right of way of said F.M. Highway No. 21 a distance of 614.52 feet to a 3/8" iron pipe found at the west corner of said 5.033 acre tract for a corner;

**THENCE** N 37° 09' 39" E along the northwest line of said 5.033 acre tract a distance of 715.20 feet to a 5/8" iron pipe found at the northeast corner of said 5.033 acre tract and on the westerly most west line of a called 37.556 acre tract described in a deed to Don Osborne and wife, Gayle Osborne as recorded in Volume 177, Page 73, Deed Records, Franklin County, Texas, (D.R.F.C.T.), for a corner;

**THENCE** S 01° 18' 00" E (Basis of Bearings) along the east line of said 5.033 acre tract and the westerly most west line of said 37.556 acre tract and the west line of said 2.991 acre tract a distance of 984.00 feet to the **POINT OF BEGINNING** and containing 5.02 acres of land, more or less.