

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

assist 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.

FILED

2017 DEC 28 PM 4:19

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

Property to Be Sold. The property to be sold is described as follows:

BEING LOT 24, BLOCK O OF BOARDWALK, PHASE 2, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 200600331231, REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS.

Commonly known as: 1539 Illinois Ave., Lancaster, TX 75134

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, recorded on 5/1/2014 as Doc #: 201400107456 in the real property records of Dallas County, Texas. Assignment of Deed of Trust to First Mortgage Corporation recorded on 09/18/2015 as Doc #: 201500252228 of the real property records of Dallas County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 07/05/2016 as Doc #: 201600179082 of the real property records of Dallas County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/06/2018

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: THE OUTSIDE AREA ON THE NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.



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Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.


Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Kenyatta B. Mathis and Britney J. Mathis, Husband and Wife.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$146,291.00, executed by Kenyatta B. Mathis and Britney J. Mathis, and payable to the order of Fairway Independent Mortgage Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Kenyatta B. Mathis and Britney J. Mathis, Husband and Wife to Fairway Independent Mortgage Corporation. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Names: Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas Shelley Ortolani, Mary Mancuso, Robert Ortolani, Michele Hreha, David Stockman, Brenda Wiggs, Denise Boerner, Gty Wiggs, Donna Stockman, Tim Lewis, Michelle Schwartz, 10406 Rockley Rd., Houston, TX 77099, Brian Sayer, C. Morgan Lasley, Shannon E. Coleman, and Julie Mayer, 925 E. 4th St., Waterloo, IA 50763 as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.


21 DEC 2017
Substitute Trustee, C. Morgan Lasley

Sent to obligors via certified mail by The Sayer Law Group, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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 Sayer Law Group, P.C. is, or may be considered, a debt collector attempting to collect a debt, and any information will be used for that purpose. However, if you have had your debt discharged in bankruptcy and you did not reaffirm your loan in your bankruptcy case, Freedom Mortgage Corporation will only exercise its right as against the property and is not attempting to assess or collect the debt from you personally. You are further advised that unless you notify the undersigned in writing within 30 days of your receipt of this notice that you dispute the validity of the amount owed to Freedom Mortgage Corporation or any portion thereof, the debt will be assumed to be valid. As of this writing, Freedom Mortgage Corporation asserts that you owe \$143,809.87, plus applicable interest, fees, costs, and attorney's fees.

Please note these Fair Debt Collection Practices Act provisions:

(a) If the consumer notifies the debt collector in writing within the 30-day period that the debt, or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of a judgment against the consumer and a copy of such verification of the debt or a copy of a judgment against the consumer and a copy of such verification or judgment will be mailed to the consumer by the debt collector;

(b) If the consumer requests, upon the consumer's written request, within the 30-day period, the name and address of the original creditor, the debt collector will provide the consumer with the name and address of the original creditor if different from the current creditor; and,

(c) The debt collector shall cease collection of the debt or any disputed portion thereof, until the debt collector obtains verification of the debt or a copy of a judgment, or the name and address of the original creditor if different from the current creditor.

This notice and all further steps undertaken by The Sayer Law Group, P.C., of 925 E. 4th St., Waterloo, IA, 50703, will be in compliance with applicable state and federal laws.

For Texas Loans: 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.

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: February 06, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 27, 2016 and recorded in Document CLERK'S FILE NO. 201600149696 real property records of DALLAS County, Texas, with ANEESHIA HAYNES AND KIAH DEMUS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANEESHIA HAYNES AND KIAH DEMUS, securing the payment of the indebtednesses in the original principal amount of \$160,575.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOMER MORTGAGE COMPANY, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2018 JAN -2 PM 3:10
FILED



NOS000000723097

EXHIBIT "A"

LOT 30, BLOCK F, OF BEAR CREEK RANCH PHASE 1, AN ADDITION TO THE CITY OF LANCASTER E.T.J. DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2005138, PAGE 234 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007230907

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 02/06/2018

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1831 Poseidon Drive, Lancaster, TX 75134

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/27/2006 and recorded 12/08/2006 in Document 200600451306, real property records of Dallas County, Texas, with **Jackqueline McDaniel, An Unmarried Woman and David McDaniel, An Unmarried Man** grantor(s) and SUMMIT FUNDING, INC., A CALIFORNIA CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Jackqueline McDaniel, An Unmarried Woman and David McDaniel, An Unmarried Man**, securing the payment of the indebtedness in the original principal amount of **\$159,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC Bank USA, N.A.**, as Trustee on behalf of **ACE Securities Corp. Home Equity Loan Trust** and for the registered holders of **ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates** is the current mortgagee of the note and deed of trust or contract lien.

DALLAS COUNTY
COUNTY CLERK
JOHN F. WARREN

2017 DEC 28 PM 4: 19

FILED

TS No.: 2017-03133-TX
17-000291-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 5, BLOCK F, OF AMENDED PLAT FOR PLEASANT RUN ESTATES PHASE 1-A, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004179, PAGE 83, MAP RECORDS, DALLAS COUNTY, TEXAS.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

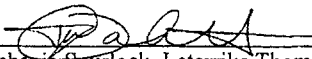
TS No.: 2017-03133-TX
17-000291-673

Notice of [Substitute] Trustee Sale

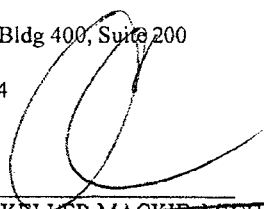
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: December 21, 2017


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgage or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298


~~CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman~~ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

SELECT PORTFOLIO SERVICING, INC. (SPS)
ALEXANDER, ESTATE OF LYNN
478 CLOVERLEAF DRIVE, LANCASTER, TX 75146

CONVENTIONAL
Firm File Number: 16-024275

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 14, 2004, LYNN ALEXANDER, as Grantor(s), executed a Deed of Trust conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2900129, 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 Deed of Trust; and

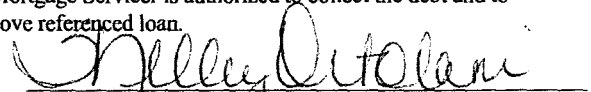
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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 Dallas, State of Texas:

LOT 4, IN BLOCK A, OF SPRING CREEK ESTATES, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002057, PAGE 6 PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 478 CLOVERLEAF DRIVE
LANCASTER, TX 75146
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE6
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
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso
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.

FILED
2017 DEC 28 PM 4:10
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 11th day of September, 2014

Lacy Jones, Jr. and Yolanda L. Henderson executed a Deed of Trust conveying to

Pat Doak a Trustee, the Real Estate hereinafter

described, to secure Robbie Ann Hansen

said Deed of Trust being recorded in Vol. 201400303406 Page in the payment of a debt therein described, in the Deed of Trust records

of Dallas County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6th day of February, 2018, ~~10x~~, beginning no earlier than 10:00 A. M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in Dallas County, Texas, to the highest bidder for cash. The designated area for said county is located at the George Allen Courts Bldg., Dallas, Dallas County, Texas.

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

Being Lot 2 Block A Lancaster Park No. 1, an Addition to the City of Lancaster, Dallas County, Texas, and being more fully described on Exhibit "A" attached hereto.

Also known as 944 W. Pleasant Run, Lancaster, Tx 75146

FILED
2018 JAN -9 AM 11:19
JOHN E. WARREN
COUNTY CLERK
DALLAS COUNTY

WITNESS MY HAND this 8th day of January, 2018,

Pat Doak
Pat Doak Trustee.

EXHIBIT "A"

Being Lot 2, in Block A of Lancaster Park, First Instalment, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map thereof recorded in Volume 49, Page 47 of the Map Records of Dallas County, Texas, SAVE AND EXCEPT that portion of Lot 2, awarded to the County of Dallas by agreed judgment recorded in Volume 73141, Page 1363 of the Deed Records of Dallas County, Texas, said part being described as follows:

BEGINNING at a point in the Existing South Right-of-Way line of Pleasant Run Road (75 feet wide), said point being the Northwest corner of a certain tract of land conveyed to Louise Henry by Deed recorded in Volume 393, Page 605 of the Deed Records of Dallas County, Texas:

THENCE South 88 degrees 33 minutes East along the existing South Right-of-Way line of said Pleasant Run Road a distance of 75 feet to a point for corner,

THENCE South 1 degree 27 minutes West, a distance of 5 feet to a point for corner in the proposed South Right-of-Way line of Pleasant Run Road;

THENCE North 88 degrees 33 minutes West along said proposed Right-of-Way line a distance of 75 feet to a point for corner;

THENCE North 1 degree 27 minutes East a distance of 5 feet to the POINT OF BEGINNING and containing 375 square feet of land, more or less.

Also known as 944 W. Pleasant Run, Lancaster, Texas.