

KELLY ASHMORE Sammy Hooda

DISTRICT CLERK 14643 Dallas Parkway, Suite 750

JUSTICE CENTER, 200 S. CROCKETT DALLAS TX 75254

SHERMAN, TEXAS 75090

PUBLISH ONCE A WEEK FOR FOUR CONSECUTIVE WEEKS

CITATION BY PUBLICATION

NOTICE TO DEFENDANT: You have been sued. You may employ an attorney. If you or your attorney

does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next

following the expiration of forty-two days after the date of issuance of this citation and petition, a default

judgment may be taken against you.

TO: The Unknown Heirs of Rickey Johnson

You are hereby commanded to appear by filing a written answer to the PLAINTIFF'S ORIGINAL PETITION SEEKING A JUDICIAL JUDGMENT FOR FORECLOSURE at or before ten o'clock a.m. on the Monday after the expiration of 42 days after the date of issuance of this citation, before the

Honorable 59th District Court of Grayson County, Texas at the Justice Center, 10:00 a.m., Monday, of

said County in Sherman, Texas on this the 26th day of October, 2020 in this case, numbered CV-20-1520

on the docket of said court, and styled:

Mortgage Solutions of Colorado, LLC d/b/a Mortgage Solutions Financial, Plaintiff, V. Robert Johnson, the Unknown Heirs of Rickey Johnson, and 4662 FM 697, Sherman, TX 75090, In Rem, Defendants

The names of the party to the cause are as follows:

Robert Johnson; The Unknown Heirs of Rickey Johnson

A brief statement of the nature of this suit is as follows, to-wit:

The Money Source, Inc. ("Servicer"), servicer for Mortgage Solutions of Colorado, LLC d.b.a. Mortgage Solutions Financial ("Plaintiff"), its successors in interest or assigns, by and through its attorney of record, Sammy Hooda or Marinosci Law Group, PC, dba Marinosci & Baxter, 14643 Dallas Parkway, Suite 750, Dallas, Texas 75254, (972) 331-2300, brought suit against Robert Johnson and The Unknown Heirs of Rickey Johnson ("Defendants"), to enforce the Note on the property located at 4662 FM 697, Sherman, TX 75090, and legally described as:

FIELD NOTES

1.015 Acres

SITUATED in the County of Grayson. State of Texas, and being a part of the I. Trebino Survey, Abstract No. 1196, and being all of the 1.01acre tract of land conveyed by Warranty Deed from Brian K. Nichols to Jason Saba on July 5, 2017, recorded IN Document No. 2017-14755, Official Public Records, Grayson County, Texas, and being more particularly described by metes and

bounds as follows, to-wit:

BEGINNING at a Y2 inch square pipe found in the South right-of-way line of F.M Hwy. No. 697, at the Northwest corner of Lot 1, Ida Ridge Addition to Grayson County, Texas, recorded in Volume 17, Page 50, Plat

Records, Grayson Grayson County, Texas and the Northeast corner of said Saba 1.01 ac.;

THENCE South 39 deg. 51 min. 07 .West, 'With the West line of said Lot 1, Ida Ridge Addition and the East line of said Saba 1.01ac., a distance of 187.07 ft. to a 1-1/2 inch pipe found in the most Northern North

line of the 26.75 acre tract of land conveyed to Charles R. Kirklen and Janet A. Kirklen. recorded in Volume 4963, Page 882, said Official Public Records; at the Southwest corner of said Lot I, Ida Ridge Addition and the Southeast corner of said Saba 1.01 ac.;

THENCE North 51 deg.38 min. 22 sec. West, with. the general course of a chain link fence, the most Northern North line of said Kirklen 26.75 ac. and the South line of said Saba 1.01 ac., a distance of 183.93 ft. to a Y: inch square pipe found at the most Northern Northwest corner of said Kirklen 26.75 ac. and the Southwest corner of said Saba 1.01 ac.;

THENCE North 12 deg. 13min. 20 sec. East, with the general course of a chain link fence and the West line of said Saba 1.01 ac., a distance of 209. ft. to a Y: inch square pipe found in the South right-of-way line of said F.M Hwy. No. 697, at the Northwest corner of said Saba 1.01 ac.;

THENCE Southerly. with the South right-of-way line of said F.M Hwy.697 and the North line of said Saba 1.01 ac., with a curve to the right, having a radius of 543.00 ft., a central angle of 08 deg.40 min. 59 sec. • (Chord bears South 54 deg.26 min. 30 sec. East, 82.11ft.), and an arc distance of 82.29 ft. to a broken concrete monument found at an angle point; .

THENCE South 50 deg. 06 min, 01 sec. East, continuing with the South line of said F.M. Hwy.No.697 and the North line of Said Saba 1.01 ac., a distance of 197.94 ft. to the. PLACE OF BEGINNING and containing 1.015 ACRES of land. .