

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: August 01, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 15, 2014 and recorded in Document CLERK'S FILE NO. 2014-5648 real property records of HUNT County, Texas, with RUBY PREVOST AND SHANE PREVOST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUBY PREVOST AND SHANE PREVOST, securing the payment of the indebtednesses in the original principal amount of \$133,536.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, OR JIM O'BRYANT  
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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILE FOR RECORD  
JENNIFER LINDERZWEIG  
CLERK OF COUNTY OF HUNT, TX  
17 JUN 26 AM 10:25  
BY: [Signature]  
DEPUTY



**EXHIBIT 'A'**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ESRAM TIDWELL SURVEY, ABSTRACT NO. 1035, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO RICKY DAWAYNE WILSON, ET UX, AS RECORDED IN VOLUME 770, PAGE 693 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO WILLOW JO WILSON AS RECORDED IN DOCUMENT NO. 2011-2852 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 4300 AT THE SOUTHWEST CORNER OF SAID WILSON TRACT (770/693);

THENCE N. 00 DEG. 00 MIN. 01 SEC. E. WITH THE WEST LINE OF SAID WILSON TRACT (770/693), A DISTANCE OF 654.55 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID WILSON TRACT (770/693);

THENCE N. 89 DEG. 16 MIN. 38 SEC. E. WITH THE NORTH LINE OF SAID WILSON TRACT (770/693), A DISTANCE OF 268.78 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID WILSON TRACT (770/693) AND BEING ON THE WEST LINE OF SAID WILSON TRACT (2011-2852);

THENCE N. 00 DEG. 52 MIN. 58 SEC. E. WITH THE WEST LINE OF SAID WILSON TRACT (2011-2852), A DISTANCE OF 417.44 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID WILSON TRACT (2011-2852);

THENCE N. 88 DEG. 15 MIN. 14 SEC. E. WITH THE NORTH LINE OF SAID WILSON TRACT (2011-2852), PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 57.09 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 95.01 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID WILSON TRACT (2011-2852);

THENCE S. 00 DEG. 24 MIN. 52 SEC. W. (DIRECTIONAL CONTROL LINE) WITH THE EAST LINE OF SAID WILSON TRACT (2011-2852), PASSING A 5/8" IRON ROD FOUND AT A DISTANCE OF 1040.50 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1058.17 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 4300 AT THE SOUTHEAST CORNER OF SAID WILSON TRACT (2011-2852);

THENCE S. 87 DEG. 05 MIN. 58 SEC. W. ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 95.04 FEET TO A POINT FOR CORNER;

THENCE S. 86 DEG. 44 MIN. 04 SEC. W. ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 268.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.34 ACRES OF LAND MORE OR LESS.



NOS0000006820419