

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.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 MAY 25 AM 11:13

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

Date: July 03, 2018

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.

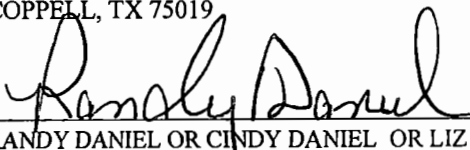
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 09, 2007 and recorded in Document VOLUME 1599, PAGE 43; AS AFFECTED BY CLERK'S FILE NO. 2017-03903 real property records of HUNT County, Texas, with ROY E. SEALE AND GEORGIA SEALE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROY E. SEALE AND GEORGIA SEALE, securing the payment of the indebtednesses in the original principal amount of \$264,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS
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.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

BEING ALL THAT CERTAIN LOT OR TRACT OF PARCEL OF LAND SITUATED IN THE S. TURNER SURVEY, ABSTRACT NO. 1029, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO ROY E. SEALE RECORDED IN VOLUME 273, PAGE 680, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY CORNER OF SAID SEALE TRACT SAME BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES AND CHRISTINE SANCHEZ RECORDED IN VOLUME 1031, PAGE 192, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE S 46 DEG. 00 MIN. 37 SEC. W A DISTANCE OF 357.69 FEET TO A POINT IN THE CENTER OF COUNTY ROAD NO. 2326 FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID SEALE TRACT, SAME BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID AND GLORIA LUTTRELL RECORDED IN VOLUME 851, PAGE 621, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE N 44 DEG. 56 MIN. 11 SEC. W A DISTANCE OF 628.23 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER AT THE MOST WESTERLY CORNER OF SAID SEALE TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID LUTTRELL TRACT;

THENCE N 50 DEG. 09 MIN. 54 SEC. E A DISTANCE OF 366.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST NORTHERLY CORNER OF SAID SEALE TRACT, SAME BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES AND SALLY WRIGHT RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE S 44 DEG. 11 MIN. 51 SEC. E A DISTANCE OF 614.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING A COMPUTED AREA OF 5.155 ACRES (224,539 SQ. FT.) OF LAND, MORE OR LESS.



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