

Notice of Substitute Trustee Sale

T.S. #: 18-1617

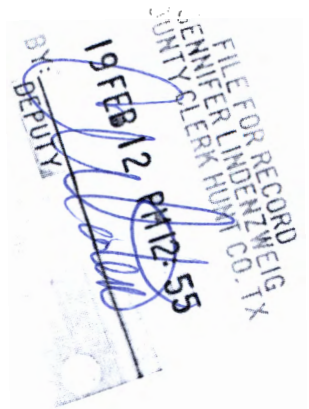
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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

Date: 3/5/2019

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 PM**

Place: **Hunt County** Courthouse in **GREENVILLE**, Texas, at the following location:
2507 Lee Street, Greenville, Tx 75401 - or in the area designated by the commissioner's court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE



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

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 12/16/2002 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 1670 recorded on 8/27/2003 in Book 1058 Page 523 Rerecorded Volume 1032, Page 229 and Rerecorded Volume 1058, Page 523 of the Real Property Records of Hunt County, Texas.

4550 PR 1172
GREENVILLE, TX 75401

Trustor(s): **TIMOTHY CHAMBERS** Original Beneficiary: **ABN AMRO MORTGAGE GROUP, INC.**

Current Beneficiary: **U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2018-A** Loan Servicer: **Shellpoint Mortgage Servicing**

Current Substituted Trustees: **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, Jim O'Bryant, Richard Patton, Roy Lovell, Allan Johnston, Ronnie Hubbard, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith**

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 property securing the above referenced loan.

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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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by TIMOTHY CHAMBERS. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

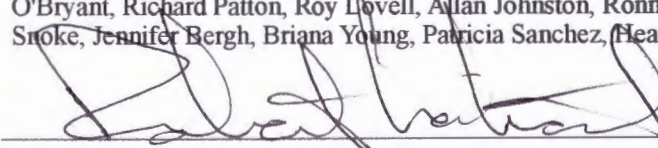
Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$95,450.00, executed by TIMOTHY CHAMBERS, and payable to the order of ABN AMRO MORTGAGE GROUP, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TIMOTHY CHAMBERS to TIMOTHY CHAMBERS. U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2018-A is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
U.S. Bank National Association, not individually but solely as Trustee for BlueWater Investment Trust 2018-A
c/o Shellpoint Mortgage Servicing
55 Beattie Place, Suite 100
Greenville, South Carolina 29601-2743

Dated: 17 February, 2019

PRESTIGE DEFAULT SERVICES. 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, Jim O'Bryant, Richard Patton, Roy Lovell, Allan Johnston, Ronnie Hubbard, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith


Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

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AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Attn: Trustee Department

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EXHIBIT A

Being a lot, tract or parcel of land situated in the B.J. Fuller Survey, Abstract No. 114, and being the South 1/2 (More or Less) of Lot 8, MOCKINGBIRD SUBDIVISION, an addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 944 of the Plat Records of Hunt County, Texas, and also being a portion of that certain called 4.806 acre tract of land conveyed from Karon Financial Group LTD to Gerald Sharkey, et al, by Contract for Deed recorded in Volume 856, Page 148 of the Official Public Records of Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for corner with a yellow plastic cap marked (D.C.A. Inc.) at the Southwest corner of said Lot 8, and the Southeast corner of Lot 9 of said Mockingbird Subdivision, said point also lying on the North line of Lot 15 of said Mockingbird Subdivision, and also lying in the Centerline of Hunt County Private Road No. 1172;

THENCE North 00 degrees 15 minutes 55 seconds East, a distance of 359.08 feet, to a 5/8 inch iron rod set for corner with a yellow plastic cap marked (D.C.A. Inc.) at the Northwest corner of the herein described tract of land;

THENCE South 89 degrees 51 minutes 04 seconds East, a distance of 114.70 feet to a 5/8 inch iron rod set for corner with a yellow plastic cap marked (D.C.A. Inc.) at the Northeast corner of the herein described tract of land, said point also lying on the East line of said Lot 8 and the West line of Lot 7 of said Mockingbird Subdivision;

THENCE South 00 degrees 14 minutes 00 seconds West (Reference Bearing Line) along the West line of said Lot 7, a distance of 106.10 feet to a 5/8 inch iron rod set for corner with a yellow plastic cap marked (D.C.A. Inc.) at the Southeast corner of said Lot 8, the Southwest corner of said Lot 7 and lying in the centerline of said County Road No. 1172 and also lying on the North line of Lot 16 of said Mockingbird Subdivision;

THENCE South 80 degrees 15 minutes 44 seconds West along the centerline of said Hunt County Private Road 1172, and the North line of said Lot 16, a distance of 119.20 feet to the POINT OF BEGINNING and CONTAINING 2.403 acres of land.

