

18-235178

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 5, 2007	Original Mortgagor/Grantor: CHARLES RODGERS
Original Beneficiary / Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.	Current Beneficiary / Mortgagee: SEATTLE BANK
Recorded in: Volume: 1658 Page: 72 Instrument No: 15853	Property County: HUNT
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A Mr Cooper	Mortgage Servicer's Address: 14405 Walters Rd., Suite 200 Houston, TX 77014

* 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.

Secures:Note in the original principal amount of \$207,000.00, executed by CHARLES RODGERS ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 414 COUNTY ROAD 2246, GREENVILLE, TX 75402

Legal Description of Property to be Sold: BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE L. SANDERS SURVEY, ABSTRACT NO. 1007 ALSO BEING ALL OF A CALLED 5.000 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM CHARLES A. MILLER AND WIFE, AMY P. MILLER TO CHARLES E. RODGERS WITH TONI L. MCCARTY, TRUSTEE, RECORDED IN VOLUME 320, PAGE 878 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND FOR A CORNER AT THE SOUTHWEST CORNER OF SAID 5.000 ACRE TRACT, SAID POINT OF BEGINNING ALSO BEING AT THE INTERSECTION OF THE CENTER OF HUNT COUNTY ROAD NO. 2246 AND THE CENTER OF HUNT COUNTY ROAD NO. 2244;

THENCE NORTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID 5.000 ACRE TRACT AND CENTER OF HUNT COUNTY ROAD NO. 2244 A DISTANCE OF 402.76 FEET TO A ½" IRON ROD FOUND FOR A CORNER AT THE NORTHWEST CORNER OF SAID 5.000 ACRE TRACT;

THENCE SOUTH 88° 12' 04" EAST ALONG THE NORTH LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 353.21 FEET TO A ½" IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SAID 5.000 ACRE TRACT;

THENCE SOUTH 01° 12' 13" EAST ALONG THE EAST LINE OF SAID 5.000 ACRE TRACT, A DISTANCE OF 404.26 FEET TO A POINT FOR A CORNER AT THE SOUTHEAST CORNER OF SAID 5.000 ACRE TRACT IN THE CENTER OF HUNT COUNTY ROAD NO. 2246, SAID CORNER BEING FURTHER MARKED BY A ½" IRON ROD FOUND ON THE NORTH SIDE OF HUNT COUNTY ROAD NO. 2246 BEARING NORTH 01° 12' 13" WEST AT A DISTANCE OF 23.40 FEET;



THENCE NORTH 88° 04' 50" WEST ALONG THE SOUTH LINE OF SAID 5.000 ACRE TRACT AND THE CENTER OF HUNT COUNTY ROAD NO. 2246, A DISTANCE OF 543.74 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 4.992 ACRES OF LAND AND BEING KNOWN AS NO. 414 HUNT COUNTY ROAD NO. 2246.

Date of Sale: MAY 07, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SEATTLE BANK*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254 to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SEATTLE BANK* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.


Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

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 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.

s/CHEYENNE M. ZOKAIE
CHEYENNE M. ZOKAIE
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SOLUTIONS, INC.
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FILE FOR RECORD
JEANNEFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
19 FEB 21 AM 9:57
BY: 
DEPUTY