

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

19 MAY 13 AM 10:55

BY: [Signature]  
DEPUTY

2065 SALLY GOODIN LANE  
QUINLAN, TX 75474

00000008364200

**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: June 04, 2019  
Time: The sale will begin at 1:00 PM 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 10, 1999 and recorded in Document VOLUME 0568, PAGE 679 real property records of HUNT County, Texas, with THOMAS RAY GODDARD AND NANCY GODDARD, grantor(s) and STRATFORD MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS RAY GODDARD AND NANCY GODDARD, securing the payment of the indebtednesses in the original principal amount of \$69,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ZB, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. COPELAND SURVEY, ABSTRACT NO. 180, HUNT COUNTY, TEXAS, AND THE JOSE SANTOS SURVEY, ABSTRACT NO. 942, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 11 OF WHISPERING OAKS, PHASE II, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 749-753 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE CITED LOT 11, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12, SAID POINT ALSO BEING IN THE NORTH LINE OF LOT 39 OF WHISPERING OAKS PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 749-753 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 00 DEG. 11 MIN. 50 SEC. W. (DIRECTIONAL CONTROL LINE) ALONG THE WEST LINE OF LOT 11 AND THE EAST LINE OF LOT 12 A DISTANCE OF 2195.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER IN SALLY GOODIN LANE AT THE NORTHWEST CORNER OF LOT 11, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 12;

THENCE N. 77 DEG. 29 MIN. 56 SEC. E. ALONG SAID LANE AND THE NORTH LINE OF LOT 11 A DISTANCE OF 230.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S. 74 DEG. 00 MIN. 19 SEC. E. ALONG THE NORTH LINE OF LOT 11 A DISTANCE OF 136.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE NORTHEAST CORNER OF LOT 11, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 10;

THENCE S. 00 DEG. 14 MIN. 26 SEC. E. ALONG THE EAST LINE OF LOT 11 AND THE WEST LINE OF LOT 10, A DISTANCE OF 2112.59 FEET TO A 60-D NAIL FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 11, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 10, SAID POINT ALSO BEING IN THE NORTH LINE OF LOT 40 OF THE ABOVE CITED WHISPERING OAKS, PHASE IV;

THENCE S. 75 DEG. 03 MIN 41 SEC. W, ALONG THE SOUTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 39 AND LOT 40 OF SAID WHISPERING OAKS, PHASE IV, A DISTANCE OF 369.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.823 ACRES OF LAND.