

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

19 AUG 28 PM 1:37

BY: \_\_\_\_\_  
DEPUTY

1698 COUNTY ROAD 3128  
CAMPBELL, TX 75422

00000008486144

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: October 01, 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 July 15, 2015 and recorded in Document CLERK'S FILE NO. 2015-8493 real property records of HUNT County, Texas, with MARIA ISABEL RAMIREZ AND GUADALUPE HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA ISABEL RAMIREZ AND GUADALUPE HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$142,373.00, 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



NTSS00000008486144

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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, 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 PATRICK SULLIVAN SURVEY, ABSTRACT NO. 982, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO CODY WHITLOCK, ET UX, AS RECORDED IN VOLUME 1276, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, (HEREINAFTER CALLED TRACT 1) AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO CODY WHITLOCK, ET UX, AS RECORDED IN DOC, NO. 2013-14613 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, (HEREINAFTER CALLED TRACT 2) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD NO. 3128 AT THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE WEST (DIRECTIONAL CONTROL LINE) PASSING A ½ INCH IRON ROD FOUND AT A DISTANCE OF 22.50 FEET AND CONTINUING ALONG A FENCE LINE, A TOTAL DISTANCE OF 634.19 FEET TO A 3/8 INCH IRON ROD FOUND AT A PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N. 04 DEG. 31 MIN. 1 SEC. E. ALONG A FENCE LINE, A DISTANCE OF 337.80 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT A WOOD FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID TRACT 2; THENCE N 89 DEG. 59 MIN. 28. SEC. E. ALONG A FENCE LINE AND WITH THE NORTH LINE OF TRACT 2 AND TRACT 1, PASSING A ½ INCH IRON ROD FOUND AT A DISTANCE OF 623.61 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 646.11 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF SAID ROAD AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE S. 06 DEG. 31 MIN. 25 SEC. W. ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 339.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.95 ACRES OF LAND MORE OR LESS.