

Notice of Substitute Trustee Sale

T.S. #: 19-2917

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
CLERK HUNT CO. TX
19 OCT 17 PM 2:29
BY: *Christie Johnson*
DEPUTY

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

Date: 12/3/2019

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 commissioners 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 6/26/2017 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk’s File No 2017-09154 recorded on 7/11/2017 of the Real Property Records of Hunt County, Texas.

3934 STATE HIGHWAY 34 S
GREENVILLE, TX 75402

Trustor(s): **DAVID NIBBELIN and CARRIE MINYARD**

Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GLOBAL HOME FINANCE, INC., ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST** Loan Servicer:

BSI Financial Services, Inc.

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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'BDarla Boettcher, Ramiro Cuevas, Aurora Campos, Shawn Schiller, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Ronnie Hubbard, Allan Johnston, David Sims, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor**

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.

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 DAVID NIBBELIN, A SINGLE MAN AND CARRIE MINYARD, A SINGLE WOMAN. 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 by not limited to (1) the promissory note in the original principal amount of \$126,262.00, executed by DAVID NIBBELIN, A SINGLE MAN AND CARRIE MINYARD, A SINGLE WOMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GLOBAL HOME FINANCE, INC., ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DAVID NIBBELIN, A SINGLE MAN AND CARRIE MINYARD, A SINGLE WOMAN to DAVID NIBBELIN and CARRIE MINYARD. U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST 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:

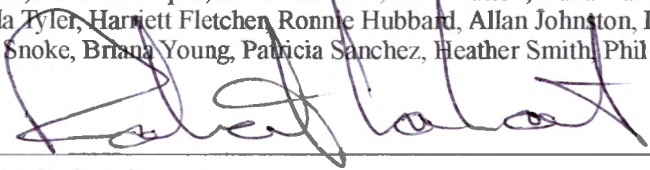
U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES III TRUST
c/o BSI Financial Services, Inc.
314 S. Franklin Street, 2nd Floor
Titusville, PA 16354

(972) 746-4961

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Dated: 17 October 2019.

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'BDarla Boettcher, Ramiro
Cuevas, Aurora Campos, Shawn Schiller, Jami Hutton, Dana Kamin, Lisa Bruno,
Ronda Tyler, Harriett Fletcher, Ronnie Hubbard, Allan Johnston, David Sims,
Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor,



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Attn: Trustee Department

EXHIBIT A

BEING A 0.473 ACRE TRACT OF LAND SITUATED IN THE J.B.GILBREATH SURVEY, ABSTRACT NO. 399, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN THAT OF LAND DESCRIBED IN DEED TO DISCERNING HOME SOLUTIONS, INC. AS RECORDED IN INSTRUMENT NO. 2015-8937, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID DISCERNING HOME SOLUTIONS TRACT AND LOT 26, OF MARTINS SECOND ADDITION, AN ADDITION TO HUNT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 353, PLAT RECORDS, HUNT COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF S. HIGHWAY 34;

THENCE SOUTH $87^{\circ} 00' 00''$ WEST, A DISTANCE OF 196.57 FEET ALONG THE COMMON LINE OF SAID DISCERNING HOME SOLUTIONS TRACT AND SAID LOT 26 TO A 3/8-INCH IRON ROD FOUND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH $70^{\circ} 56' 28''$ EAST- .28 OF ONE FOOT, SAID POINT BEING THE COMMON WEST CORNER OF SAID DISCERNING HOME SOLUTIONS TRACT AND SAID LOT 26, AND BEING ON THE MOST WESTERLY EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DOUGLAS HARRINGTON AND WIFE, RUTH A. HARRINGTON, AS RECORDED IN VOLUME 630, AGE 54, AFORESAID DEED RECORDS;

THENCE NORTH $13^{\circ} 42' 26''$ WEST, A DISTANCE OF 109.62 FEET ALONG THE COMMON LINE OF SAID DISCERNING HOME SOLUTIONS AND HARRINGTON TRACT TO A 3/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID DISCERNING HOME SOLUTIONS TRACT;

THENCE NORTH $88^{\circ} 37' 18''$ EAST, A DISTANCE OF 197.34 FEET ALONG SAID COMMON LINE TO A 3/8-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID DISCERNING HOME SOLUTIONS AND HARRINGTON TRACTS, SAID IRON ROD BEING ON THE AFORESAID WEST LINE OF S. HIGHWAY 34;

THENCE SOUTH $13^{\circ} 54' 18''$ EAST, A DISTANCE OF 104.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 20,603 SQUARE FEET OR 0.473 OF ONCE ACRE OF LAND.