

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

21 APR 12 PM 1:32  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, FELIX SOSA delivered that one certain Deed of Trust dated FEBRUARY 2, 2014, which is recorded in INSTRUMENT NO. 2014-1186 of the real property records of HUNT County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$74,900.00 payable to the order of EJK USA ENTERPRISE, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

**WHEREAS**, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

**WHEREAS**, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

**WHEREAS**, FAMILY BENEFIT LIFE INSURANCE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

**NOTICE IS HEREBY GIVEN** that on Tuesday, MAY 4, 2021, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 9, BEAR HILL ACRES, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1096, HUNT COUNTY PLAT RECORDS.

The sale will occur at that area designated by the Commissioners Court of HUNT County, Texas, for such sales (OR AT NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FEET INSIDE THE NORTH DOOR ON THE 2ND FLOOR).

**NOTICE IS FURTHER GIVEN** that the address of SN SERVICING CORPORATION, the Mortgagee or Mortgage Servicer, is 323 FIFTH ST, EURAKA, CA 95501. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: APRIL 12, 2021.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR ROBERT LAMONT OR  
HARRIETT FLETCHER OR SHERYL LAMONT,  
SHARON ST. PIERRE, ALLAN JOHNSTON OR  
RONNIE HUBBARD OR RANDY DANIEL

Robert La Mont: April 12, 2021

FILE NO.: SNS-1071  
PROPERTY: 7976 BEAR HILL ROAD  
ROYSE CITY, TEXAS 75189

FELIX SOSA

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263



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