

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: May 07, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 March 24, 2007 and recorded in Document CLERK'S FILE NO. 2007001837 real property records of CASS County, Texas, with JOEY R. KINNEY AND JAMIE W. KINNEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOEY R. KINNEY AND JAMIE W. KINNEY, securing the payment of the indebtednesses in the original principal amount of 108,000.00, 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 TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES III TRUST 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. BSI FINANCIAL SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BSI FINANCIAL SERVICES
11350 MCCORMICK ROAD, EP II, SUITE 903
HUNT VALLEY, MD 21031



ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER OR SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2019 APR 15 PM 1:44
AMY L. VARNELL
CASS COUNTY CLERK



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EXHIBIT "A"

ALL THAT CERTAIN 0.3502 ACRE, MORE OR LESS TRACT OF LAND IN THE JAMES STONEHAM SURVEY, A-946 IN CASS COUNTY, TX. BEING ALL OF LOT NUMBERED THIRTY-SIX (36) IN CIRCLE H RANCH SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 93 OF THE PLAT RECORDS; ALSO BEING THE SAME TRACT OF LAND CONVEYED TO GEORGE W. WELCH, JR., ET UX. BY WARRANTY DEED RECORDED IN VOLUME 565, PAGE 337, OF THE DEED RECORDS OF CASS COUNTY, TEXAS.



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