

**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: November 05, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE HOPKINS 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 October 09, 2015 and recorded in Document CLERK'S FILE NO. 20155156 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2017-6299 real property records of HOPKINS County, Texas, with STEVEN WAYNE HARRIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, ("MERS"), AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN WAYNE HARRIS, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, 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

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2019 SEP 10 A 9:05  
TRACY SMITH  
COUNTY CLERK  
BY *Lucien Howard* DEPUTY



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 OR SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO 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 Shannah Ausbrook, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-10-19 I filed at the office of the HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.

Shannah Ausbrook

Declarants Name: Shannah Ausbrook

Date: 9-10-19

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HOPKINS

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S. COY SURVEY, ABSTRACT NO. 146, HOPKINS COUNTY, TEXAS, BEING A TRACT OF LAND KNOWN TO BE DESCRIBED IN DEED TO WILLIAM LEONARD HUDSON, JR., TIMOTHY RAY HUDSON, SR., AND KIRBY BRIAN HUDSON, RECORDED IN VOLUME 875, PAGE 910, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND FOR CORNER NEAR THE CENTER OF COUNTY ROAD 2310, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID HUDSON TRACT;

THENCE SOUTH 88 DEGREES 42 MINUTES 22 SECONDS EAST, ALONG SAID ROAD, A DISTANCE OF 214.16 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID ROAD, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID HUDSON TRACT AND THE APPARENT NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TODD GORTON, RECORDED IN VOLUME 756, PAGE 76, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 BEARS SOUTH 01 DEGREES 42 MINUTES 48 SECONDS EAST -25.00 FEET FOR WITNESS;

THENCE SOUTH 01 DEGREES 42 MINUTES 48 SECONDS EAST, WITH THE RECOGNIZED EAST LINE OF SAID HUDSON TRACT, A DISTANCE OF 598.38 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID HUDSON TRACT AND AN APPARENT INSIDE ELL CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WAYNE ALLEN AND WIFE, MARY ALLEN, RECORDED IN VOLUME 303, PAGE 23, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 23 MINUTES 18 SECONDS WEST, WITH THE RECOGNIZED SOUTH LINE OF SAID HUDSON TRACT PASSING A 1/2 INCH IRON ROD FOUND AT THE APPARENT WEST CORNER OF SAID ALLEN TRACT AT A DISTANCE OF 92.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 209.65 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID HUDSON TRACT AND AN APPARENT INSIDE ELL CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO HONEYSUCKLE CREEK DEVELOPMENTS, INC., RECORDED IN VOLUME 545, PAGE 750, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS;

THENCE NORTH 02 DEGREES 06 MINUTES 33 SECONDS WEST, WITH THE RECOGNIZED WEST LINE OF SAID HUDSON TRACT, A DISTANCE OF 609.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 127,850.08 SQUARE FEET OR 2.935 ACRES OF LAND, MORE OR LESS.