

# NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

<b>Grantor(s)</b>	Anthony Wright	<b>Deed of Trust Date</b>	November 14, 2014
<b>Original Mortgagee</b>	Compass Bank	<b>Original Principal</b>	\$66,500.00
<b>Recording Information</b>	Instrument #: 5964 Book #: 908 Page #: 216 in Hopkins County, Texas	<b>Original Trustee</b>	Jeff Deas
<b>Property Address</b>	1059 County Road 4754, Sulphur Springs, TX 75482	<b>Property County</b>	Hopkins

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
JUL 16 2019 1:46 PM  
TRAVIS SMITH  
COUNTY CLERK

**MORTGAGE SERVICER INFORMATION:**

<b>Current Mortgagee</b>	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank	<b>Mortgage Servicer</b>	BBVA USA
<b>Current Beneficiary</b>	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank	<b>Mortgage Servicer Address</b>	401 West Valley Avenue, Homewood, AL 35209

BY *Susan Kennedy*

**SALE INFORMATION:**

<b>Date of Sale</b>	08/06/2019
<b>Time of Sale</b>	01:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	The southwest entrance door to the first floor of the Courthouse County Courthouse in Hopkins County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hopkins County Commissioner's Court.
<b>Substitute Trustees</b>	Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Zoran W. Spasic, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

**PROPERTY INFORMATION:**

**Legal Description as per the Deed of Trust:**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE ELISHA LINDLEY SURVEY, A-567, LOCATED ABOUT 11.25 MILES N 37 DEGREES W FROM THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS; BEING A PART OF THAT CERTAIN 154.619 ACRE TRACT DESCRIBED IN A DEED FROM DONALD R. SANSING AND WIFE, JODONNA SANSING TO KENNETH R. EDGE AND WIFE, SANDRA J. EDGE, DATED SEPTEMBER 7, 2001, RECORDED IN VOL. 371, PAGE 551, REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5" CONCRETE MARKER FOUND ON AN INTERNAL ANGLE CORNER OF SAID 154.619 ACRE TRACT, BEING ON A INTERNAL ANGLE CORNER OF AN ORIGINAL 49 ACRE TRACT DESCRIBED AS SIXTH TRACT IN A DEED TO THELMA ROGERS, DATED AUGUST 10, 1943, RECORDED IN VOL. 156, PAGE 54, DEED RECORDS, AND BEING ON THE OCCUPIED NORTH WEST CORNER OF A 0.7403 ACRE TRACT DESCRIBED IN A DEED TO JAMES RICHARD ROSS, DATED MARCH 13, 1988, RECORDED IN VOL. 58, PAGE 411, REAL PROPERTY RECORDS;

THENCE S 0 DEGREES 16' 46" W ALONG THE CALLED FOR EAST BOUNDARY LINE OF SAID 154.619 ACRE TRACT A DISTANCE OF 428.30 FEET TO A 1/2" REBAR FOUND ON A INTERNAL ANGLE CORNER OF SAID 154.619 ACRE TRACT;

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THENCE S 84 DEGREES 15' 16" E ALONG THE CALLED FOR EAST BOUNDARY LINE OF SAID 154.619 ACRE TRACT, AT 2.20 FEET PASSING THE ORIGINAL EAST BOUNDARY LINE OF SAID 49 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 19.16 FEET TO A 1/2" REBAR FOUND ON AN EXTERNAL ANGLE CORNER OF SAID 154.619 ACRE TRACT;

THENCE S 0 DEGREES 30' 35" W ALONG THE CALLED FOR EAST BOUNDARY LINE OF SAID 154.619 ACRE TRACT A DISTANCE OF 612.91 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE N 89 DEGREES 00' 06" W AT 11.17 FEET PASSING THE ORIGINAL EAST BOUNDARY LINE OF SAID 49 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 93.36 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE N 21 DEGREES 21' 33" W A DISTANCE OF 577.42 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE N 12 DEGREES 18' 55" W A DISTANCE OF 88.90 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE N 19 DEGREES 21' 26" W A DISTANCE OF 197.62 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE S 86 DEGREES 15' 36" E A DISTANCE OF 212.66 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE N 14 DEGREES 07' 33" E A DISTANCE OF 351.37 FEET TO A 1/2" REBAR SET FOR A CORNER;

THENCE S 74 DEGREES 03' 27" E A DISTANCE OF 330.07 FEET TO A 1/2" REBAR MARKED WITH A "COOPER" CAP FOUND ON THE EAST BOUNDARY LINE OF SAID 154.619 ACRE TRACT, AND BEING ON THE CENTER OF COUNTY ROAD 4754;

THENCE S 0 DEGREES 22' 43" E ALONG THE EAST BOUNDARY LINE OF SAID 154.619 ACRE TRACT AND THE CENTER OF SAID CR 4754 A DISTANCE OF 25.29 FEET TO A 1/2" REBAR MARKED WITH A "COOPER" CAP FOUND ON AN EXTERNAL ANGLE CORNER OF SAID 154.619 ACRE TRACT, AND BEING ON THE OCCUPIED NORTH EAST CORNER OF SAID 0.7403 ACRE TRACT;

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**THENCE N 85 DEGREES 20' 18" W ALONG THE SOUTH BOUNDARY LINE OF SAID 154.619 ACRE TRACT AND THE NORTH BOUNDARY LINE OF SAID 0.7403 ACRE TRACT, AT 41.36 FEET PASSING A FOUND 1/2" REBAR AND CONTINUING FOR A TOTAL DISTANCE OF 239.69 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.690 ACRES OF LAND, MORE OR LESS.**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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Assert and protect your rights as a member of the armed forces of the United States. If you 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.


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.

Dated July 15, 2019.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244



Robert Lammont 7-16-19