

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2020 AUG -7 P 12:32

TRACY SMITH
COUNTY CLERK

0000008833428

774 COUNTY ROAD 4792
CUMBY, TX 75433

BY _____ DEPUTY

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: September 01, 2020

Time: The sale will begin at 10:00 AM 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 November 04, 2004 and recorded in Document VOLUME 512, PAGE 137 real property records of HOPKINS County, Texas, with JOSEPH LANE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH LANE, securing the payment of the indebtednesses in the original principal amount of \$123,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. REO TRUST 2017-RPL1 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618



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 SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR 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.



Israel Saucedo

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/07/2020 I filed at the office of the HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 08/07/2020

EXHIBIT "A"

TRACT ONE: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WM. H. RAVEY SURVEY, ABSTRACT NO. 818 AND IN THE C.L. EWING SURVEY, ABSTRACT NO. 1367 AND BEING ALL OF THAT CERTAIN 3.89 ACRES CALLED TRACT TWO AND A PART OF THE REMAINDER OF THAT CERTAIN 38.855 ACRE CALLED FIRST TRACT OF LAND BOTH CONVEYED FROM J. LOUISE KEMME, INDEPENDENT EXECUTRIX TO P.E. HARTLINE ET UX, BY WARRANTY DEED AS RECORDED IN VOLUME 429, PAGE 886, DEED RECORDS, HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 3.89 ACRE TRACT AND AN ELL CORNER OF A 53.187 ACRE TRACT OF LAND CONVEYED TO STEVE WADE BY DEED RECORDED IN VOLUME 372, PAGE 342, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 53 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF SAID 3.89 ACRE TRACT AND THE WEST LINE OF SAID 53.187 ACRE TRACT OF LAND, A DISTANCE OF 425.52 FEET TO A POINT FOR CORNER, A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE REMAINDER OF SAID 38.855 ACRE TRACT BEARS SOUTH 00 DEGREES 53 MINUTES 28 SECONDS EAST 256.15 FEET OF SAID POINT;

THENCE SOUTH 76 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF 92.40 FEET TO A POINT FOR ANGLE POINT;

THENCE SOUTH 88 DEGREES 41 MINUTES 55 SECONDS WEST, PASSING THE WEST LINE OF SAID 3.89 ACRE TRACT, AND AN EAST LINE OF THE REMAINDER OF SAID 38.855 ACRE TRACT AND CONTINUING THE SAME COURSE IN ALL A TOTAL DISTANCE OF 401.30 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 444.93 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 41 MINUTES 55 SECONDS EAST, PASSING AT 174.49 FEET TO A 5/8 INCH IRON ROD SET WITH A YELLOW PLASTIC CAP MARKED (D C & A INC) AT AN ELL CORNER OF THE REMAINDER OF SAID 38.855 ACRE TRACT, AND A SOUTHEAST CORNER OF SAID 53.187 ACRE TRACT, AND CONTINUING THE SAME COURSE, PASSING THE EAST LINE OF THE REMAINDER OF SAID 38.855 ACRE TRACT, AND THE WEST LINE OF SAID 3.89 ACRE TRACT, AND CONTINUING THE SAME COURSE IN ALL A TOTAL DISTANCE OF 491.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,800 SQUARE FEET OR 5.00 ACRES OF LAND.

30' WIDE ACCESS EASEMENT: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WM. H. RAVEY SURVEY, ABSTRACT NO. 818 AND BEING A PART OF THAT CERTAIN 3.89 ACRE CALLED TRACT TWO, CONVEYED FROM J. LOUISE KEMME INDEPENDENT EXECUTRIX TO P.E. HARTLINE ET UX, BY WARRANTY DEED AS RECORDED IN VOLUME 429, PAGE 886, DEED RECORDS, HOPKINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, A 3/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE REMAINDER OF THE REMAINDER OF A 38.855 ACRE CALLED FIRST TRACT CONVEYED TO P.E. HARTLINE, BY DEED RECORDED IN VOLUME 429 AT PAGE 886, DEED RECORDS, HOPKINS COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 53 MINUTES 28 SECONDS EAST, 256.15 FEET OF SAID POINT;

THENCE SOUTH 00 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 30.73 FEET TO A POINT FOR CORNER;

THENCE SOUTH 76 DEGREES 34 MINUTES 20 SECONDS WEST, A DISTANCE OF 86.44 FEET TO A POINT FOR ANGLE POINT;

THENCE SOUTH 88 DEGREES 41 MINUTES 55 SECONDS WEST A DISTANCE OF 126.08 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 18 MINUTES 05 SECONDS WEST, A DISTANCE OF 29.71 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF A 5.00 ACRE TRACT SURVEYED OUT THIS 5TH DAY OF OCTOBER, 2004;

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THENCE NORTH 88 DEGREES 41 MINUTES 55 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 121.53 FEET TO A POINT FOR ANGLE POINT;

THENCE NORTH 76 DEGREES 34 MINUTES 20 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 92.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,377 SQUARE FEET OR 0.15 ACRE OF LAND.