

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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2011 DEC 29 P 4:25

DEPUTY
COUNTY CLERK

1. **Date, Time, and Place of Sale.**

Date: March 06, 2018

Time: The sale will begin at 1:00PM 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 March 21, 2014 and recorded in Document VOLUME 881, PAGE 1 real property records of HOPKINS County, Texas, with RAY SOLES AND GINA SOLES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAY SOLES AND GINA SOLES, securing the payment of the indebtednesses in the original principal amount of \$150,496.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC 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. PACIFIC UNION FINANCIAL, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY SUITE 500
FARMERS BRANCH, TX 75234

Robert Lawt by Kevin M

HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, RONNIE HUBBARD, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, 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 HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000007159734

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE M.A. BOWLIN SURVEY, A-39, LOCATED ABOUT 1.35 MILES S 14 DEGREES W FROM THE PUBLIC SQUARE OF THE CITY OF SULPHER SPRINGS, HOPKINS COUNTY, TEXAS; BEING A PART OF THAT CERTAIN TRACT OF LAND (A/K/A LOT 9, BLOCK 201, ACCORDING TO THE TAX MAPS OF THE CITY OF SULPHER SPRINGS) DESCRIBED IN A DEED FROM JANA LOU WYANT & JUDI PENNY TO GINA SOLES, DATED JUNE 4, 2013, RECORDED IN VOL. 851, PAGE 218, OFFICIAL PUBLIC RECORDS OF HOPKINS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET ON THE SOUTH WEST CORNER OF SAID LOT 9, AND BEING ON THE INTERSECTION OF THE NORTH BOUNDARY LINE OF LEE STREET WITH THE EAST BOUNDARY LINE OF TEXAS STREET;

THENCE N 19 DEGREES 56' 06" E ALONG THE WEST BOUNDARY LINE OF SAID LOT 9 AND THE EAST BOUNDARY LINE OF SAID TEXAS STREET A DISTANCE OF 150.18 FEET TO A 1/2" REBAR SET ON THE NORTH WEST CORNER OF SAID LOT 9, AND BEING ON THE SOUTH WEST CORNER OF A TRACT OF LAND (A/K/A LOT 8, BLOCK 201 ACCORDING TO THE TAX MAPS OF THE CITY OF SULPHER SPRINGS) DESCRIBED IN A DEED TO CASIE NORRIS & HOPE HADAWAY, DATED JANUARY 20, 2010, RECORDED IN VOL. 743, PAGE 258, OFFICIAL PUBLIC RECORDS;

THENCE S 89 DEGREES 34' 20" E ALONG THE NORTH BOUNDARY LINE OF SAID LOT 9 AND THE SOUTH BOUNDARY LINE OF SAID LOT 8 A DISTANCE OF 97.00 FEET TO A 1/2" REBAR FOUND ON THE NORTH EAST CORNER OF SAID LOT 9, AND BEING ON THE NORTH WEST CORNER OF A TRACT OF LAND (A/K/A LOT 9-B, BLOCK 201 ACCORDING TO THE TAX MAPS OF THE CITY OF SULPHER SPRINGS) DESCRIBED IN A DEED TO TOMMY E. JOHNSTON AND WIFE, LINDA JOHNSON, DATED MAY 18, 1973, RECORDED IN VOL. 348, PAGE 431, DEED RECORDS;

THENCE S 3 DEGREES 29' 37" W ALONG THE EAST BOUNDARY LINE OF SAID LOT 9, AND THE WEST BOUNDARY LINE OF SAID LOT 9-B A DISTANCE OF 143.16 FEET TO A 1/2" REBAR SET ON THE SOUTH WEST CORNER OF SAID LOT 9-B, AND BEING ON THE NORTH BOUNDARY LINE OF SAID LEE STREET;

THENCE N 89 DEGREES 00' 00" W (BEARING BASIS) ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 9 AND THE NORTH BOUNDARY LINE OF SAID LEE STREET A DISTANCE OF 139.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.387 ACRES OF LAND, MORE OR LESS.

