

208 W Tarrant St, Cumby, TX 75433

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

17-007979

2018 AUG -9 P 2:49

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

DEBBIE SHIRLEY
COUNTY CLERK

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: 09/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hopkins County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 2/27/2008 and recorded in the real property records of Hopkins County, TX and is recorded under Clerk's File/Instrument Number 00001165, Book OP, Vol. 654, Page 245, with Nancy Jo Ashcraft and Douglas Eugene Nygard (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Nancy Jo Ashcraft and Douglas Eugene Nygard, securing the payment of the indebtedness in the original amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HOPKINS COUNTY, TEXAS, BEING A PART OF THE G.C. ROBERTS SURVEY, A -788 LOCATED ABOUT 14 MILES WEST OF THE CITY OF SULPHUR SPRINGS IN THE TOWN OF CUMBY AND BEING THE JOSEPH LOUIS SAUCIER TRACT OF LAND OF RECORD IN VOL. 380, PAGE 443, DEED RECORDS OF HOPKINS COUNTY, TEXAS, MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEGINNING AT AN IRON STAKE IN THE NORTH BOUNDARY LINE TARRANT STREET (50 FOOT RIGHT OF WAY) S. 89° 5' 23" E. 314.17 FEET FROM THE CENTER LINE OF PARIS STREET, SAID BEGINNING BEING 11.3 FEET NORTH OF A FENCE CORNER POST FOR FENCED NORTH BOUNDARY LINE SAID TARRANT STREET, SAID BEGINNING BEING THE S.W. CORNER TRACT 1A;

THENCE N. 1° 0' 29" W. WITH THE FENCED WEST BOUNDARY LINE SAID TRACTS 1A AND 1B SAUCIER TRACTS 200.60 FEET TO A FENCE CORNER POST AND IRON STAKE SET FOR N.W. CORNER SAUCIER TRACT 1B;

THENCE S. 88° 19' 24" E. WITH THE FENCED NORTH BOUNDARY LINE SAUCIER TRACT 1B 84.59 FEET A FENCE CORNER POST AND IRON STAKE SET FOR S.W. CORNER TRACT 2;



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THENCE N. 1° 12' 12" E. WITH THE FENCED WEST BOUNDARY LINE SAUCIER TRACT 2 250.45 FEET A FENCE CORNER POST AND IRON STAKE SET FOR N. W. CORNER SAUCIER TRACT 2, SAME BEING THE N.E. CORNER OF A PERRY TRACT IN THE SOUTH BOUNDARY LINE OF A GREEN TRACT OF RECORD IN VOL. 106, PAGE 545;

THENCE N. 87° 5' 57" E. WITH THE FENCED NORTH BOUNDARY LINE SAUCIER TRACT 2, SAME BEING THE SOUTH BOUNDARY LINE OF SAID GREEN TRACT 163.64 FEET A FENCE CORNER POST FOR N.W. CORNER MARTIN 5 ACRE TRACT OR VOL. 44, PAGE 575, AND A S.E. CORNER SAID GREEN TRACT;

THENCE N. 7° 11' 17" E. WITH THE FENCED EAST BOUNDARY LINE SAID GREEN TRACT, SAME BEING THE WEST BOUNDARY LINE SAUCIER 3RD TRACT 229.42 FEET A FOUND IRON STAKE AND FENCE CORNER POST FOR S.W. CORNER OF A DELOACH 7 ACRE TRACT OF RECORD IN VOL.56, PAGE 1;

THENCE S. 88° 30' 51" E. WITH THE FENCED SOUTH BOUNDARY LINE SAID DELOACH 7 ACRE TRACT, SAME BEING THE NORTH BOUNDARY LINE SAUCIER 3RD TRACT 256.9 FEET A FENCE CORNER POST AND IRON STAKE SET FOR N.E. CORNER SAUCIER 3RD TRACT, SAME BEING N. 89° 58' 19" W. 170.06 FEET FROM A FOUND IRON STAKE AND FENCE CORNER POST FOR S.E. CORNER DELOACH 7 ACRE TRACT IN THE WEST BOUNDARY LINE FM-275 HIGHWAY;

THENCE S. 1° 9' 54" W. WITH THE FENCED EAST BOUNDARY LINE SAUCIER 3RD TRACT 555.69 FEET A FENCE CORNER POST AND IRON STAKE SET FOR S.E. CORNER SAUCIER 3rd TRACT IN THE FENCED NORTH BOUNDARY LINE OF A PEWITT 1.562 ACRE TRACT OF RECORD IN VOL. 395, PAGE 429;

THENCE N. 87° 40' W. WITH THE FENCED NORTH BOUNDARY LINE PEWITT 1.562 ACRE TRACT SAME BEING THE SOUTH BOUNDARY LINE SAUCIER 3RD TRACT 266.1 FEET A FENCE CORNER POST AND IRON STAKE SET FOR N.W. CORNER SAID PEWITT 1.562 ACRE TRACT IN THE WEST BOUNDARY LINE OF A MARTIN 5 ACRE TRACT OF VOL. 44, PAGE 575, SAME BEING THE EAST BOUNDARY LINE SAUCIER TRACT 1A;

THENCE S. 1° 35' 56" E. WITH THE FENCED WEST BOUNDARY LINE SAID PEWITT 1.562 ACRE AND MARTIN 5 ACRE TRACT, SAME BEING THE EAST BOUNDARY LINE SAUCIER TRACT 1A, 138.24 FEET FENCE CORNER TREE AND IRON STAKE SET FOR S.E. CORNER SAUCIER TRACT 1A AND S.W. CORNER PEWITT 1.562 ACRE AND MARTIN 5 ACRE TRACT IN THE NORTH BOUNDARY LINE TARRANT STREET;

THENCE N. 89° 5' 34" W. WITH THE NORTH BOUNDARY LINE TARRANT STREET AND SOUTH BOUNDARY LINE SAUCIER TRACT 1A 262.61 FEET TO THE POINT OF BEGINNING, CONTAINING 5.665 ACRES OF LAND, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
9000 Southside Boulevard, Building 400
Jacksonville, FL 32256

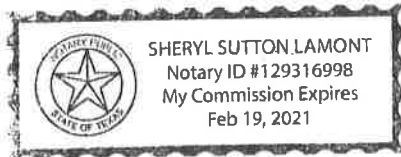


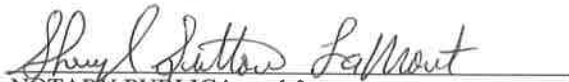
SUBSTITUTE TRUSTEE ⁸⁻⁹⁻¹⁸
Harriett Fletcher, ~~Robert LaMont~~, Sheryl LaMont,
David Sims, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard whose address is 1320 Greenway
Drive, Suite 300, Irving, TX 75038 OR Harriett
Fletcher, Robert LaMont, Sheryl LaMont, David Sims,
Sharon St. Pierre, Aurora Campos, Ramiro Cuevas,
Patrick Zwiers, Dana Kamin, Ronnie Hubbard, Allan
Johnston, Shannah Howle, Jon Murphy Howle, Sue
Spasic, Zoran W. Spasic whose address is 1 Mauchly,
Irvine, CA 92618

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 09 day of August, 2018.




NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____