

20-054590

FILED FOR RECORD

Notice of Substitute Trustee's Sale

2020 NOV 24 PM 12:44

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

CELINDA ALSTON
PROPERTY CLERK
HARDIN COUNTY, TEXAS
BY *Blitz Hanson*

Deed of Trust Date: September 15, 2000	Original Mortgagor/Grantor: SUE ELLEN STERLING
Original Beneficiary / Mortgagee: CONSECO FINANCE SERVICING CORP.	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-3
Recorded in: Volume: 1241 Page: 670 Instrument No: 95656	Property County: HARDIN
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$57,078.81, executed by SUE E HITCHCOCK; and payable to the order of Lender.

Property Address/Mailing Address: 2271 BEASLEY DR, SILSBEE, TX 77656

Legal Description of Property to be Sold: BEING LOTS 28 AND 29, BLOCK 1, DAIRYLAND HEIGHTS, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO PLAT IN VOLUME 3, PAGE 148-A, PLAT RECORDS, HARDIN COUNTY, TEXAS AND A 2001 INDIES HOUSE MANUFACTURED HOME, MODEL 7636, BEARING SERIAL NUMBER AL1680-I01-2354..

Date of Sale: January 5, 2021	Earliest time Sale will begin: 10:00 AM
--------------------------------------	--

Place of sale of Property: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-3, the owner and holder of the Note, has requested Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-3* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254. Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254. Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon or Keata Smith, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112