

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

19 MAY 23 AM 8:53

BY:   
DEPUTY

6006 W I 30  
ROYSE CITY, TX 75189

00000005688213

**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: July 02, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 February 19, 2008 and recorded in Document VOLUME 1722, PAGE 552 AS AFFECTED BY CORRECTION INSTRUMENT IN CLERK'S FILE NO. 2015-1909 real property records of HUNT County, Texas, with BENNY J. KENNEDY AND SHARON R. KENNEDY AND MARCI CLARK, grantor(s) and HOMEBANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BENNY J. KENNEDY AND SHARON R. KENNEDY AND MARCI CLARK, securing the payment of the indebtednesses in the original principal amount of \$417,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



NTSS00000005688213

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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.



Shawnika Harris

**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

TRACT 1:

BEING A 10.422 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, HUNT COUNTY, TEXAS, AND BEING ALL OF A CALLED 10.423 ACRE TRACT DESCRIBED AS TRACT III IN A DEED FROM MACLEOD HARMON CO., LLC TO BENNY J. KENNEDY AS RECORDED IN VOLUME 1625, PAGE 340, HUNT COUNTY, OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 10.423 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 16.57 ACRE TRACT DESCRIBED IN A DEED TO FOX AS RECORDED IN VOLUME 663, PAGE 444, H.C.D.R., ON THE SOUTH LINE OF LOT 11, BLOCK B, SOUTHFORK ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE III, H.C.P.R., FOR A CORNER;

THENCE N 89 DEGREES 41 MINUTES 40 SECONDS E ALONG THE NORTH LINE OF SAID 10.423 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 328.20 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 10.423 ACRE TRACT, FOR A CORNER;

THENCE S 06 DEGREES 41 MINUTES 29 SECONDS E (DIRECTIONAL CONTROL LINE) ALONG THE EAST LINE OF SAID 10.423 ACRE TRACT A DISTANCE OF 1164.48 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 10.423 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 0.9374 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO PAINTER AS RECORDED IN VOLUME 1294, PAGE 222, H.C.O.P.R., FOR A CORNER;

THENCE S 88 DEGREES 54 MINUTES 17 SECONDS W ALONG THE SOUTH LINE OF SAID 10.423 ACRE TRACT, AND ALONG THE NORTH LINES OF SAID 0.9374 ACRE TRACT, A CALLED 0.123 ACRE TRACT DESCRIBED AS TRACT II IN A DEED TO KENNEDY (1625/340, H.C.O.P.R.), AND A CALLED 1.954 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO KENNEDY (1625/340, H.C.O.P.R.), A DISTANCE OF 453.99 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 10.423 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.954 ACRE TRACT, ON THE EAST LINE OF A CALLED 5.06 ACRE TRACT DESCRIBED IN A DEED TO LAY AS RECORDED IN VOLUME 1249, PAGE 29, H.C.O.P.R., FOR A CORNER;

THENCE N 00 DEGREES 29 MINUTES 28 SECONDS W ALONG THE WEST LINE OF SAID 10.423 ACRE TRACT, AND ALONG THE EAST LINE OF SAID 5.06 ACRE TRACT AND THE NORTHERNMOST EAST LINE OF SAID 16.57 ACRE TRACT A DISTANCE OF 1163.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.422 ACRES OF LAND, MORE OR LESS, ALSO BEING KNOWN AS 6006 WEST INTERSTATE HIGHWAY NO. 30, ROYCE CITY, TEXAS 75189.

TRACT 2 ACCESS EASEMENT:

BEING A 0.123 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 946, HUNT COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.123 ACRE TRACT DESCRIBED AS TRACT II IN A DEED FROM MACLEOD HARMON CO., LLC TO BENNY J. KENNEDY AS RECORDED IN VOLUME 1625, PAGE 340, HUNT COUNTY OFFICIAL PUBLIC RECORDS, AND BEING A 20 FEET WIDE ACCESS EASEMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID 0.123 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.9374 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO PAINTER AS RECORDED IN VOLUME 1294, PAGE 222, H.C.O.P.R., ON THE SOUTH LINE OF A CALLED 10.423 ACRE TRACT DESCRIBED AS TRACT III IN A DEED TO KENNEDY (1625/340, H.C.O.P.R.), FOR A CORNER;

THENCE S 01 DEGREE 05 MINUTES 43 SECONDS E ALONG THE EAST LINE OF SAID 0.123 ACRE TRACT AND THE WEST LINE OF SAID 0.9374 ACRE TRACT A DISTANCE OF 34.64 FEET TO A 1/2 INCH IRON ROD SET, FOR AN ANGLE CORNER;

THENCE S 16 DEGREES 53 MINUTES 36 SECONDS E ALONG THE EAST LINE OF SAID 0.123 ACRE TRACT AND THE WEST LINE OF SAID 0.9374 ACRE TRACT A DISTANCE OF 228.53 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST

CORNER OF SAID 0.123 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.9374 ACRE TRACT, ON THE NORTHWEST LINE OF THE INTERSTATE HIGHWAY NO. 30 SERVICE ROAD, AND THE BEGINNING OF A CURVE TO THE RIGHT, FOR A CORNER;

THENCE ALONG THE SOUTH LINE OF SAID 0.123 ACRE TRACT, AND THE NORTHWEST LINE OF SAID SERVICE ROAD AND ALONG SAID CURVE HAVING A RADIUS OF 11309.16 FEET, AN ARC LENGTH OF 20.74 FEET, BEING SUBTENDED BY A CHORD OF S 57 DEGREES 43 MINUTES 48 SECONDS W A DISTANCE OF 20.74 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 0.123 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.954 ACRE TRACT DESCRIBED AS TRACT I IN A DEED TO KENNEDY (1625/340, H.C.O.P.R.), FOR A CORNER;

THENCE N 16 DEGREES 53 MINUTES 37 SECONDS W ALONG THE WEST LINE OF SAID 0.123 ACRE TRACT AND THE EAST LINE OF SAID 1.954 ACRE TRACT A DISTANCE OF 236.81 FEET TO A 1/2 INCH IRON ROD SET, FOR AN ANGLE CORNER;

THENCE N 01 DEGREE 05 MINUTES 43 SECONDS W ALONG THE WEST LINE OF SAID 0.123 ACRE TRACT AND THE EAST LINE OF SAID 1.954 ACRE TRACT A DISTANCE OF 37.41 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 0.123 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.954 ACRE TRACT, ON THE SOUTH LINE OF SAID 10.423 ACRE TRACT, FOR A CORNER;

THENCE N 88 DEGREES 54 MINUTES 17 SECONDS E ALONG THE NORTH LINE OF SAID 0.123 ACRE TRACT AND THE SOUTH LINE OF SAID 10.423 ACRE TRACT A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.123 ACRES OF LAND, MORE OR LESS.