

**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: 09/03/2019  
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 Hunt 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 04/23/2014 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2014-5100 with Robert L. Jackson and Robbie J. Jackson (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 Robert L. Jackson and Robbie J. Jackson, securing the payment of the indebtedness in the original amount of \$88,620.00, 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 LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING PART OF BLOCK 244 OF THE ORIGINAL TOWN OF GREENVILLE, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM BENJAMIN H. HOLLERAND TO ROBERT LEE JACKSON, ET UX AS RECORDED IN VOLUME 673, PAGE 348 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT ONE) AND BEING KNOWN AS THAT TRACT OF LAND CONVEYED TO ROBERT JACKSON BY DEED RECORDED IN VOLUME 452, PAGE 452 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT TWO) AND BEING KNOWN AS THAT TRACT OF LAND CONVEYED TO ROBERT JACKSON BY DEED RECORDED IN VOLUME 325, PAGE 374 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED JACKSON TRACT THREE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." SET (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER IN THE SOUTH LINE OF HEMPHILL STREET AT THE NORTHWESTCORNER OF THE ABOVE CITED JACKSON TRACT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO CURTIS LOVELACE, ET UX BY DEED RECORDED IN VOLUME 720, PAGE 131 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 89 DEGREES 27 MIN. 22 SEC. E. WITH THE SOUTH LINE OF HEMPHILL STREET A DISTANCE OF 156.68 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF



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THE ABOVE CITED JACKSON TRACT THREE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM NOTA F PICKENS TO KEITH P. FISCHER, ET UX, AS RECORDED IN VOLUME 852, PAGE 758 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 00 DEGREE 16 MIN. 15 SEC. E WITH THE EAST LINE OF SAID JACKSON TRACT THREE AND THE WEST LINE OF SAID FISCHER TRACT, A DISTANCE OF 95.86 FEET TO A FENCE CORNER POST FOR CORNER NEXT TO A BUILDING AT THE SOUTHEAST CORNER OF SAID JACKSON TRACT THREE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM MARIA SUSTAITA TO LEON VEGA RIVERA AS RECORDED IN VOLUME 1235, PAGE 374 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS.

THENCE N. 89 DEGREES 28 MIN. 13 SEC. W. WITH THE SOUTH LINE OF SAID JACKSON TRACT THREE AND THE SOUTH LINE OF THE ABOVE CITED JACKSON TRACT TWO AND THE NORTH LINE OF SAID RIVERA TRACT AND THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JOSE GUADALUPE CAPETILLO, ET UX TO SEVERO CAPETILLO, JR. AS RECORDED IN VOLUME 279, PAGE 472 OF THE OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND ALONG A FENCE A DISTANCE OF 103.52 FEET TO A FENCE CORNER POST FOUND FOR AT THE SOUTHWEST CORNER OF SAID JACKSON TRACT TWO, SAID POINT BEING THE NORTHWEST CORNER OF SAID CAPETILLO TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM J. A. MILLSAP , ET UX TO DAULTON MOORE, ET UX, AS RECORDED IN VOLUME 600, PAGE 295 OF THE DEED RECORDS, HUNT COUNTY, TEXAS;

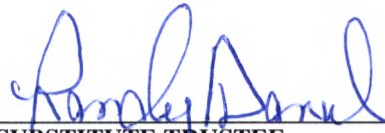
THENCE N. 00 DEGREE 86 MIN. 07 SEC. W. WITH THE WEST LINE OF SAID JACKSON TRACT TWO AND THE EAST LINE OF SAID MOORE TRACT A DISTANCE OF 2.35 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID MOORE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID JACKSON TRACT ONE;

THENCE N. 05 DEGREES 59 MIN 57 SEC. W. WITH THE SOUTH LINE OF SAID JACKSON TRACT ONE AND THE NORTH LINE SAID MOORE TRACT AND ALONG A FENCE A DISTANCE OF 52.44 FEET TO A FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID JACKSON TRACT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID MOORE TRACT;

THENCE N 00 DEGREE 41 MIN. 40 SEC. W. WITH THE WEST LINE OF SAID JACKSON TRACT ONE AND THE EAST LINE OF SAID LOVELACE TRACT A DISTANCE OF 92.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.343 ACRES OF LAND.

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:

Specialized Loan Servicing, LLC  
8742 Lucent Blvd Suite 300  
Highlands Ranch, CO 80129



**SUBSTITUTE TRUSTEE**

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_  
COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary:  
\_\_\_\_\_

**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 Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

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