

FILE FOR RECORD
JENNIFER LINGENZWEIG
CLERK OF COURTS
HUNT COUNTY, TEXAS

19 SEP 12 AM 10: 24

DEPUTY

6135 STATE HWY 34 S
QUINLAN, TX 75474

00000008581258

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: November 05, 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 June 30, 2011 and recorded in Document CLERK'S FILE NO. 2011-7272 real property records of HUNT County, Texas, with ASHLEIGH HICKS AND PAMELA D. HICKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ASHLEIGH HICKS AND PAMELA D. HICKS, securing the payment of the indebtednesses in the original principal amount of \$203,010.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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 DARLA BOETTCHEER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, 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"

BEING A LOT TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS AND BEING PART OF THE WILLIAM DARNELL SURVEY. ABST NO. 234, AND BEING A CALLED 6.717 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM JAMES HOMER WRIGHT TO DAVIE TATUM WRIGHT, RECORDED IN VOLUME 213, PAGE 286, REAL PROPERTY RECORDS OF HUNT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR CORNER ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 34, SAID CORNER BEING THE SOUTHWEST CORNER OF THE CALLED 6,717 ACRE TRACT OF LAND AND BEARS SOUTH A DISTANCE OF 605 FEET FROM THE NORTH LINE OF THE WILLIAM DARNELL SURVEY;

THENCE N. 4 DEGREES 33 MINUTES 00 SECONDS E. AND WITH THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 34 AND THE EAST LINE OF THE CALLED 6.717 ACRE TRACT OF LAND, A DISTANCE OF 338.67 FEET TO AN IRON ROD SET FOR CORNER;

THENCE S. 84 DEGREES 30 MINUTES 26 SECONDS E. AND ALONG A FENCE LINE A DISTANCE OF 796.19 FEET TO AN IRON ROD FOUND FOR CORNER IN AN OLD FENCE LINE;

THENCE S. 16 DEGREES 37 MINUTES 06 SECONDS W. AND WITH A FENCE LINE A DISTANCE OF 391.69 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF LITTLE CREEK, CORNER MARKED WITH A REFERENCE POST N. 16 DEGREES 37 MINUTES 06 SECONDS E. A DISTANCE OF 13.69 FEET;

THENCE N, 84 DEGREES 51 MINUTES 03 SECONDS W. AND WITH THE GENERAL LINE OF A FENCE AND THE SOUTH LINE OF THE CALLED 6.717 ACRE TRACT OF LAND A DISTANCE OF 714.23 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 6.6986 ACRES OF AND BEING KNOWN AS RT. 3 BOX 426, QUINLAN, TEXAS 75474.