

19 DEC -5 PM 12:56

BY: *C. Waters*
DEPUTY

3862 FM HWY 903, FARMERSVILLE, TX, 75442
10565.0236

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Jim O'Bryant, Richard Patton, Roy Lovell, Ronnie Hubbard, Jack Beckman, David Garvin, Kelly Goddard, Allan Johnston, Cindy Daniel, Vanessa McHaney, Aurora Campos, Irene Lindsay, Ronda Tyler, Meryl Olsen, Jami Hutton, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 07, 2020 between the hours of 1pm - 4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in HUNT County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 11/03/2014 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO.: 2014-13548 in the real property records of Hunt County Texas, with DANIEL LUCUS, A SINGLE MAN AND LEEANN BOGGS, A SINGLE WOMAN as Grantor(s) and SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by DANIEL LUCUS, A SINGLE MAN AND LEEANN BOGGS, A SINGLE WOMAN securing the payment of the indebtedness in the original principal amount of \$127,040.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DANIEL LUCUS, LEEANN BOGGS. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is



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acting as the Mortgage Servicer for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
c/o SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING ALL THAT TRACT OF LAND IN HUNT COUNTY, TEXAS, OUT OF THE GEORGE SHELBY SURVEY, A-963, AND BEING ALL OF THAT CALLED 2.3 ACRES OF LAND DESCRIBED IN A DEED TO DR. NORMAN J. HALL AND ANGIE HALLA AS RECORDED IN VOLUME 876, PAGE 127 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND ON THE SOUTH LINE OF F.M. HIGHWAY NO. 903, AT THE NORTH CORNER OF SAID 2.3 ACRES, AT THE NORTHEAST CORNER OF THAT CALLED 3.489 ACRES OF LAND DESCRIBED IN A DEED TO DAVID E. BAKER AS RECORDED IN VOLUME 1366, PAGE 553 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND ON A CURVE OF SAID HIGHWAY;

THENCE SOUTHEASTERLY, 573.22 FEET ALONG SAID HIGHWAY AND A CURVE TO THE RIGHT HAVING A RADIUS OF 532.95 FEET AND A CENTRAL ANGLE OF 61 DEGREES 37 MINUTES 29 SECONDS (CHORD BEARS SOUTH 39 DEGREES 56 MINUTES 50 SECONDS EAST, 545.98 FEET) TO A 1/2 INCH PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 2.3 ACRES, AND AT THE NORTHEAST CORNER OF THAT CALLED 2.183 ACRES OF LAND DESCRIBED IN A DEED TO GLYNN W. BLACK AND REBECCA JEAN BUMPAS AS RECORDED IN VOLUME 188, PAGE 256 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 85 DEGREES 51 MINUTES 45 SECONDS WEST, 320.65 FEET TO A 1/2 INCH PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 2.3 ACRES, AND AT THE NORTHWEST CORNER OF SAID 2.183 ACRES, FROM WHICH A 3/8 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID 3.489 ACRES BEARS NORTH 03 DEGREES 59 MINUTES 00 SECONDS WEST, 121.99 FEET FOR WITNESS;

THENCE NORTH 03 DEGREES 59 MINUTES 00 SECONDS WEST (BEARING BASIS), 442.77 FEET ALONG THE WEST LINE OF SAID 2.3 ACRES TO THE POINT OF BEGINNING, CONTAINING 2.27 ACRES OF LAND. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

3862 FM HWY 903, FARMERSVILLE, TX 75442

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

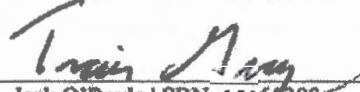
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this 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.

Signed on the 27 day of November, 2019.

Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15167308

jack@jackoboyle.com

Travis H. Gray | SBN: 24044965

travis@jackoboyle.com

Chris S. Ferguson | SBN: 24069714

chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER