

Our File Number: 19-03876

Name: YAMEL DUENAS BAUTISTA AND JOSE RESENDEZ FLORES, WIFE AND HUSBAND

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 13, 2015, YAMEL DUENAS BAUTISTA AND JOSE RESENDEZ FLORES, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to CHRIS THORSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS BENEFICIARY AS NOMINEE FOR BROKER SOLUTIONS, INC., DBA NEW AMERICAN FUNDING, A CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2016-316, and re-recorded on MARCH 8, 2016, under County Clerk Number 2016-2847, in the DEED OF TRUST OR REAL PROPERTY RECORDS of **HUNT COUNTY, TEXAS**; and

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO TX
BY: [Signature]
19 NOV 14 4:27 PM '19

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in **HUNT COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

BEING ALL OF LOTS 13 AND 14 OF GREENVILLE RANCH ESTATES, A SUBDIVISION IN HUNT COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAME OF RECORD IN VOLUME 400, PAGE 325, OF THE DEED OR PLAT RECORDS OF HUNT COUNTY, TEXAS.

Property Address: 336 FM 1903
GREENVILLE, TX 75402

Mortgage Servicer: NEW AMERICAN FUNDING

Noteholder: BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING
11001 LAKELINE BOULEVARD, #325
AUSTIN, TX 78717

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14 day of November, 2019.

[Handwritten signature]

Robert LaMont, David Sims, Harriett Fletcher,
Allan Johnston, Ronnie Hubbard, Sheryl
LaMont, Sharon St. Pierre, Randy Daniel,
Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300