


FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

20 FEB 27 AM 9:27

511 Snider Dr, Greenville, TX 75402

BY:  20-003899  
DEPUTY

**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: 04/07/2020
- Time: Between 1pm-4pm and beginning not earlier than 1 pm-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 September 11, 2017 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's Instrument No. 2017-12564 with Matthew Wells and Jeania Marie Wells (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Matthew Wells and Jeania Marie Wells, securing the payment of the indebtedness in the original amount of \$252,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 13, BLOCK A OF GABE ESTATES, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME 400, PAGE 1939, AND CABINET F, SLIDE 221, PLAT RECORDS, HUNT COUNTY, TEXAS.



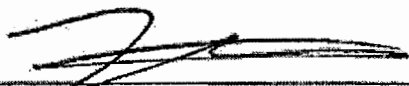
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Company  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint 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, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

02/24/2020  
Executed on \_\_\_\_\_



James E. Albertelli, P.A.  
Philip Traynor  
Timothy Wells  
2201 W. Royal Ln, Suite 155  
Irving, TX 75063

2-21-2020  
Executed on \_\_\_\_\_



**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,  
Randy Daniel  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**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: \_\_\_\_\_