

5403 Montana Dr, Greenville, TX 75402

20-003809

**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 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 March 3, 2006 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's Book 1428, Page 439 with Billy Wayne Wooten, Jr and Cindy Wooten (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for MILA, Inc. DBA Mortgage Investment Lending Associates, Inc. mortgagee to which reference is herein made for all purposes.


**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Billy Wayne Wooten, Jr and Cindy Wooten, securing the payment of the indebtedness in the original amount of \$89,654.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 1, BLOCK 7, SUNHILL ESTATES, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 718, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK HUNT CO. TX

20 MAR 16 AM 11:49

BY:   
DEPUTY

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK HUNT CO. TX  
20 FEB 25 AM 10:47  
BY:   
DEPUTY




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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank National Association, as Trustee for SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3  
350 Highland Dr  
Lewisville, TX 75067


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 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, 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.**

03/13/2020  
Executed on \_\_\_\_\_

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

3-14-2020  
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: \_\_\_\_\_