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1654 CR 3513  
QUINLAN, TX 75474

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**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: October 06, 2020

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 03, 1999 and recorded in Document VOLUME 0573, PAGE 159 real property records of HUNT County, Texas, with NORMAN L EAKIN AND DEBERA K EAKIN, grantor(s) and GREEN TREE FINANCIAL SERVICING CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NORMAN L EAKIN AND DEBERA K EAKIN, securing the payment of the indebtednesses in the original principal amount of \$83,981.70, 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, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 1999-5 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE  
MAILSTOP 015  
GREENVILLE, SC 29601



**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 RANDY DANIEL OR CINDY DANIEL OR 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.



Israel Saucedo

**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 TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, OF THE STATE OF TEXAS, BEING PART OF THE H. WEATHERFORD SURVEY, ABSTRACT NO. 1109, BEING PART OF A 50 ACRE TRACT OF LAND CONVEYED FROM CLYDE GILLIAM, ET UX, TO C.W. MCKINNEY BY DEED RECORDED IN VOLUME 424 AT PAGE 534 OF THE DEED RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE CENTERLINE OF HUNT COUNTY ROAD NO. 3513, BEING THE INTERSECTION OF THE SOUTH LINE OF SAID 50 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET NO. 2101;  
THENCE N 85 DEG. 31' 00" W ALONG THE CENTER LINE OF SAID HUNT COUNTY ROAD NO. 3513 AND THE SOUTH LINE OF SAID 50 ACRE TRACT, A DISTANCE OF 667.68 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE CENTER LINE OF SAID HUNT COUNTY ROAD NO. 3513;  
THENCE N 05 DEG. 22' 26" E A DISTANCE OF 314.46 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;  
THENCE S 83 DEG. 14' 57" E A DISTANCE OF 760.47 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY OF SAID FARM TO MARKET NO. 2101 IN A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEG. 19' 40", A RADIUS OF 1687.02 FEET AND A CHORD BEARING OF S 06 DEG. 30' 01" W, AT 127.39 FEET;  
THENCE IN A SOUTHERLY DIRECTION, ALONG SAID WEST RIGHT-OF-WAY AND CURVE TO THE LEFT, AN ARC DISTANCE OF 127.42 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR CORNER, BEING THE BEGINNING OF A RIGHT-OF-WAY FLARE AT THE NORTHWEST CORNER OF SAID HUNT COUNTY ROAD NO. 3513;  
THENCE S 43 DEG. 46' 09" W ALONG SAID RIGHT-OF-WAY FLARE, A DISTANCE OF 151.56 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND ON THE NORTH LINE OF SAID HUNT COUNTY ROAD NO. 3513 FOR CORNER;  
THENCE S 00 DEG. 21' 08" E ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 39.86 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING 5.000 ACRES OF LAND.