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FILED  
MAR 07 2023  
COUNTY CLERK  
HUNT COUNTY, TEXAS  
A

2903 CR 2206  
GREENVILLE, TX 75402

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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: March 07, 2023

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 January 19, 2006 and recorded in Document VOLUME 1416, PAGE 361 real property records of HUNT County, Texas, with SHANNON D BORDERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SHANNON D BORDERS, securing the payment of the indebtednesses in the original principal amount of \$78,708.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219



**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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, RANDY DANIEL, CINDY DANIEL, 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"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. W. SCRIMPSHIRE SURVEY, ABSTRACT NO. 22, HUNT COUNTY, TEXAS, AND BEING A PART OF THAT 60.8379 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM PHYLISS MARTIN CURTIS TO JIM HART, DATED NOVEMBER 14, 1997 AND BEING RECORDED IN VOLUME 468, PAGE 219 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR CORNER IN THE NORTH LINE OF SAID HART TRACT, SAID POINT BEING SOUTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, 483.67 FEET FROM A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE CENTER OF COUNTY ROAD 2206, AT THE NORTHWEST CORNER OF SAID HART 60.8379 ACRES TRACT AND AT THE NORTHWEST CORNER OF SAID SCRIMPSHIRE SURVEY;

THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID HART TRACT AND SAID SURVEY LINE, A DISTANCE OF 344.64 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 210.92 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 33 MINUTES 38 SECONDS WEST AT 808.31 FEET PASS A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 828.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF SAID HART TRACT AND SAID SCRIMPSHIRE SURVEY, SAID POINT BEING IN THE CENTER OF COUNTY ROAD 2205;

THENCE NORTH 00 DEGREES 12 MINUTES 17 SECONDS EAST ALONG THE CENTER OF SAID COUNTY ROAD 2205, A DISTANCE OF 30 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 33 MINUTES 38 SECONDS EAST AT 20 FEET PASS A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 483.67 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 12 MINUTES 17 SECONDS EAST, A DISTANCE OF 180.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 2 ACRES OF LAND MORE OR LESS.