

10-3-FV2

FILED FOR RECORD
at 9.43 o'clock AM

SEP 07 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

0000009828179

2337 FM 2194
GREENVILLE. TX 75401

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 03, 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 July 30, 2019 and recorded in Document CLERK'S FILE NO. 2019-10730; AS AFFECTED BY 2023-13072 real property records of HUNT County, Texas, with TIM BARKER SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TIM BARKER SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$385,000.00, 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. 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, OR SHARON ST. PIERRE 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 JAMES MOORE SURVEY, ABSTRACT NO 654 HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ADAM G KENSINGER, ET AL, AS RECORDED IN DOC NO 2013-15437 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT DESCRIBED IN A DEED TO PHYLLIS MANIS AS RECORDED IN DOC NO 2013-15429 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL" FOUND FOR CORNER AT THE INTERSECTION OF F M HIGHWAY NO 2194 AND COUNTY ROAD 1079 AT THE NORTHEAST CORNER OF SAID KENSINGER TRACT, SAID POINT BEING NEAR A FENCE CORNER POST ON THE WEST SIDE OF SAID COUNTY ROAD,

THENCE S 00 DEG 47 MIN 54 SEC E WITH THE EAST LINE OF SAID KENSINGER TRACT AND ALONG SAID COUNTY ROAD, A DISTANCE OF 941.53 FEET TO A 1/2" IRON ROD SET FOR CORNER, SAID POINT BEING APPROXIMATELY 3 FEET WEST OF THE WEST EDGE OF PAVEMENT OF SAID COUNTY ROAD,

THENCE WEST A DISTANCE OF 865.53 FEET TO A 1/2" IRON ROAD SET FOR CORNER,

THENCE NORTH A DISTANCE OF 1055.56 FEET TO A FENCE CORNER POST FOUND FOR CORNER,

THENCE N 09 DEG 04 MIN 16 SEC E ALONG A FENCE LINE, A DISTANCE OF 192.07 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT A FENCE CORNER POST IN THE SOUTH LINE OF SAID HIGHWAY AND BEING IN THE NORTH LINE OF SAID MANIS TRACT,

THENCE S 83 DEG 31 MIN 02 SEC E WITH THE SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 151.66 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER NEAR A FENCE CORNER POST AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT IN THE SOUTH LINE OF SAID HIGHWAY,

THENCE IN A SOUTHEASTERLY DIRECTION WITH SAD CURVEY, HAVING A RADIUS OF 1195.92 FEET, A CENTRAL ANGLE OF 17 DG 35 MIN 43 SEC, A CHORD OF S 66 DEG 31 MIN 39 SEC A DISTANCE OF 365.82 FEET AND AN ARC LENGTH OF 367.26 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT A FENCE CORNER POST AT THE END OF SAID CURVE,

THENCE S 75 DEG 14 MIN 56 SEC E WITH THE SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 290.60 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT A FENCE CORNER POST AT A TURN IN THE SOUTH LINE OF SAID HIGHWAY,

THENCE S 29 DEG 39 MIN 52 SEC E WITH THE SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 70.55 FEET TO A FENCE CORNER POST FOUND FOR CORNER,

THENCE S 75 DEG 12 MIN 57 SEC E WITH THE SOUTH LINE OF SAID HIGHWAY, A DISTANCE OF 20.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.0 ACRES OF LAND MORE OR LESS