

SHAPIRO SCHWARTZ, LLP (SHZ)
HONG, HO YOUN
804 EAST SHANNON RD, SULPHUR SPRINGS, TX 75482

CONVENTIONAL
Firm File Number: 19-033719

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2019 AUG 29 P 1:35

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 14, 2005, HO YOUN HONG, as Grantor(s), executed a Deed of Trust conveying to STEWART TITLE GUARANTY COMPANY, as Trustee, the Real Estate hereinafter described, to NARA BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOPKINS COUNTY, TEXAS and is recorded under Clerk's File/Instrument Number 6854 Volume 549, Page 544, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Hopkins** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Hopkins, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. A. BOWLIN SURVEY, ABSTRACT NO. 39, HOPKINS COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM HADO PROPERTIES TO LAWRENCE TERRY, ET UX, AS RECORDED IN VOLUME 9, PAGE 118 OF THE REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 804 EAST SHANNON RD
SULPHUR SPRINGS, TX 75482

Noteholder: BANK OF HOPE BY MERGER OF BBCN BANK AND WILSHIRE BANK, OF WHICH BBCN BANK WAS THE SUCCESSOR BY MERGER OF NARA BANK AND CENTER BANK
433 NORTH CAMDEN DRIVE
SUITE 400
BEVERLY HILLS, CALIFORNIA 90210

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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE

Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

8-29-19

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 military service to the sender of this notice immediately.

Exhibit A - Page 1 of 1

All that certain lot, tract or parcel of land situated in the M. A. Bowlin Survey, Abstract No. 39, Hopkins County, Texas, and being known as that tract of land described in a Deed from Hado Properties to Lawrence Terry, et ux, as recorded in Volume 9, Page 118 of the Real Property Records of Hopkins County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the Southeast line of Interstate Highway No. 30 at the West corner of the above cited Terry tract:

THENCE N. 35 deg. 54 min. 00 sec. E. with the Southeast line of Interstate Highway No. 30 a distance of 200.00 feet to a 1/2" iron rod with plastic cap stamped "Stovall & Assoc." set for corner at the North corner of the above cited Terry tract:

THENCE S. 54 deg. 05 min. 46 sec. E. with the Northeast line of said Terry tract a distance of 249.91 feet to a 1/2" iron rod found for corner at the East corner of said Terry tract;

THENCE S. 35 deg. 56 min. 06 sec. W. with the Southeast line of said Terry tract a distance of 199.91 feet to a 5/8" iron rod found for corner at the South corner of said Terry tract;

THENCE N. 54 deg. 07 min. 00 sec. W. (Directional Control Line) with the Southwest line of said Terry tract a distance of 249.79 feet to the POINT OF BEGINNING and containing 1.15 acres of land.

6854

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HOPKINS COUNTY, TEXAS

2005 OCT 20 PM 2:25

COUNTY CLERK

BY

[Signature]
30

DEPUTY
HCA
front

STATE OF TEXAS
COUNTY OF HOPKINS

I hereby certify that this instrument was filed in file number sequence on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Hopkins County, Texas, as stamped by me



Debbie Shirley
County Clerk, Hopkins County, Texas

RECORDED OCT 24 2005