

1820 GENA DRIVE  
SULPHUR SPRINGS, TX 75482

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2019 NOV 12 A 12:40  
TRACY SMITH  
COUNTY CLERK  
00000008678450  
BY \_\_\_\_\_ DEPUTY

**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: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE HOPKINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 February 29, 2008 and recorded in Document VOLUME 654, PAGE 802; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2017971 real property records of HOPKINS County, Texas, with CLINTON D MURPHY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CLINTON D MURPHY, securing the payment of the indebtednesses in the original principal amount of \$86,317.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098



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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 DARLA BOETTCHE, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON OR SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/12/2019 I filed at the office of the HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 11/12/2019

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HOPKINS

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING A PART OF THE S. COY SURVEY, ABSTRACT NO. 146, AND BEING DESCRIBED AS FOLLOWS:

BEING LOT TWELVE (12), BLOCK FOUR (4), SECTION TWO (2) OF THE HIGHLAND CREEK ADDITION TO THE CITY OF SULPHUR SPRINGS, AS REFLECTED BY THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 128, MAP RECORDS, HOPKINS COUNTY, TEXAS.

BEING THE SAME LAND DESCRIBED IN DEED EXECUTED BY MILDRED S. SHULTZ TO BRYAN SHULTZ AND WIFE, KRISTI SHULTZ, DATED JANUARY 9, 2007, RECORDED IN VOLUME 468, PAGE 452, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.