

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 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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
0000008169294
2018 MAR 21 P 2:22
BY _____
COUNTY CLERK
DEPUTY

1. Date, Time, and Place of Sale.

Date: April 02, 2019

Time: The sale will begin at 1:00PM 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 July 31, 2015 and recorded in Document VOLUME 935, PAGE 76 real property records of HOPKINS County, Texas, with CLINTON PATRICK WESSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREME LENDING, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLINTON PATRICK WESSON, securing the payment of the indebtednesses in the original principal amount of \$90,754.00, 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 NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301


RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHE, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, OR SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ 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: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN 1.35 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SIMON E. NOBLE SURVEY, ABSTRACT NO. 1130, HOPKINS COUNTY, TEXAS, AND BEING PART OF THE SAME LAND AS CALLED 24.996 ACRE TRACT DESCRIBED IN A DEED FROM HOWARD G. COLLINS AND JAMES ALTON TITUS, D/B/A "T&M DEVELOPMENT" TO E.B. LAW AS RECORDED IN VOLUME 425, PAGE 419, DEED RECORDS, HOPKINS COUNTY, TEXAS, (D.R.H.C.T.), AND BEING THE SAME LAND AS A CALLED 1.348 ACRE LESS AND EXCEPT TRACT DESCRIBED IN A DEED FROM E.B. LAW AND WIFE, ELSIE MAE LAW TO NAT GIBBS AND WIFE, BLANCHE GIBBS AS RECORDED IN VOLUME 203, PAGE 104, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS, (R.P.R.H.C.T.), SAID 1.35 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID 1.348 AND SAID 24.996 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 21.65 ACRE TRACT DESCRIBED IN A DEED TO DIANE MARIE BOX AND KATHLEEN LYNN FEIGEN AS RECORDED IN VOLUME 608, PAGE 718, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, (O.P.R.H.C.T.), AND ON THE NORTH RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 30 FOR A CORNER, FROM SAID POINT A 5/8" IRON PIPE FOUND BEARS S 00 DEG 18' 29" E A DISTANCE OF 0.10 FEET FOR A REFERENCE AND SAID POINT BEARS S 80 DEG 12' 54" W A DISTANCE OF 210.70 FEET FROM A CONCRETE RIGHT OF WAY MONUMENT FOUND FOR A REFERENCE;

THENCE S 80 DEG 12' 54" W ALONG THE SOUTH LINE OF SAID 1.348 ACRE TRACT AND SAID 24.996 ACRE TRACT AND THE NORTH RIGHT OF WAY OF SAID INTERSTATE HIGHWAY NO. 30 A DISTANCE OF 68.50 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 1.348 ACRE TRACT AND THE SOUTHERLY MOST SOUTHEAST CORNER OF A CALLED 42.900 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE TO OSCAR PARRA AS RECORDED IN VOLUME 553, PAGE 257, O.P.R.H.C.T., FOR A CORNER, FROM SAID POINT A CONCRETE RIGHT OF WAY MONUMENT FOUND BEARS S 80 DEG 12' 54" W A DISTANCE OF 226.64 FEET FOR A REFERENCE, AND ALSO FROM SAID POINT A 5/8" IRON PIPE FOUND BEARS S 10 DEG 46' 27" E A DISTANCE OF 0.95 FEET FOR A REFERENCE;

THENCE ALONG THE WEST AND NORTH LINES OF SAID 1.348 ACRE TRACT AND THE SOUTHERLY MOST EAST LINE AND NORTHERLY MOST SOUTH LINE OF SAID 42.900 ACRE TRACT AND ALONG A FENCE THE FOLLOWING COURSES AND DISTANCES:

N 10 DEG 46' 27" W A DISTANCE OF 104.68 FEET TO A T-POST FOUND FOR A CORNER;
 N 48 DEG 36' 04" W A DISTANCE OF 78.81 FEET TO A 5/8" IRON PIPE FOUND FOR A CORNER;
 N 12 DEG 19' 53" W A DISTANCE OF 149.35 FEET TO A T-POST FOUND FOR A CORNER;
 N 02 DEG 51' 50" E A DISTANCE OF 42.74 FEET TO A T-POST FOUND FOR A CORNER;
 N 25 DEG 15' 24" E A DISTANCE OF 70.52 FEET TO A T-POST FOUND FOR A CORNER;
 N 48 DEG 21' 17" E A DISTANCE OF 35.34 FEET TO A T-POST FOUND FOR A CORNER;
 N 55 DEG 17' 00" E A DISTANCE OF 36.37 FEET TO A T-POST FOUND FOR A CORNER;
 S 80 DEG 25' 53" E A DISTANCE OF 21.90 FEET TO A T-POST FOUND FOR A CORNER;
 S 67 DEG 25' 32" E A DISTANCE OF 71.23 FEET TO A 5/8" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1.348 ACRE TRACT AND ON THE EAST LINE OF SAID 24.996 ACRE TRACT AND THE WESTERLY MOST WEST LINE OF SAID 21.65 ACRE TRACT AND AT THE NORTHERLY MOST SOUTHEAST CORNER OF SAID 42.900 ACRE TRACT FOR A CORNER;

THENCE S 00 DEG 18' 29" E (BASIS OF BEARINGS PER 1.348 ACRE TRACT) ALONG THE EAST LINES OF SAID 1.348 ACRE TRACT AND SAID 24.996 ACRE TRACT AND THE WESTERLY MOST WEST LINE OF SAID 21.65 ACRE TRACT A DISTANCE OF 408.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.35 ACRES OF LAND, MORE OR LESS, ALSO BEING KNOWN AS 13003 E, I-30 SALTILLO, TEXAS.



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