

**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: September 07, 2021

Time: The sale will begin at 10:00 AM 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 December 29, 2008 and recorded in Document BOOK 688, PAGE 146 real property records of HOPKINS County, Texas, with CLEOTHA MILLER, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, NA, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CLEOTHA MILLER, securing the payment of the indebtednesses in the original principal amount of \$88,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE 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

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2021 JUL 22 P 1:03  
TRACY SMITH  
COUNTY CLERK  
BY S. HAMM DEPUTY



**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, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS, HARRIETT FLETCHER 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 07/22/2021 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: 07/22/2021

**EXHIBIT "A"**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE M.A. BOWLIN SURVEY, A-39 LOCATED ABOUT 0.42 MILES S 74° E FROM THE PUBLIC SQUARE OF THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING LOT 5 AND LOT 30 OF THE REPLAT OF LOTS 4 AND 5, OF BLOCK 51 AN ADDITION TO THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, AS REFLECTED IN BOOK 3, PAGE 46, PLAT RECORDS OF HOPKINS COUNTY, TEXAS, BEING THE SAME LOT DESCRIBED IN A DEED FROM FRED LINDLEY ET UX, IOLA LINDLEY TO CLEOETHA MILLER ET UX, MINNIE MILLER, DATED JULY 24, 1970, RECORDED IN VOL. 329, PAGE 90, DEED RECORDS OF HOPKINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 30, BEING ON THE WEST BOUNDARY LINE OF A 30 FOOT LOT DESCRIBED IN A DEED TO CLEOETHA MILLER ET UX, MINNIE MILLER, DATED MAY 4, 1978, RECORDED IN VOL. 387, PAGE 519, DEED RECORDS OF HOPKINS COUNTY, TEXAS AND BEING ON THE NORTH BOUNDARY LINE OF PUTMAN STREET;

THENCE N 89° 32' 17" W ALONG THE NORTH BOUNDARY LINE OF SAID PUTMAN STREET A DISTANCE OF 108 FEET TO A 1/2" REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 5, BEING ON THE SOUTHEAST CORNER OF LOT 29 OF SAID ADDITION AND BEING THE SAME LOT DESCRIBED IN A DEED TO TROAS B. WASHINGTON ET UX, VIRGINIA WASHINGTON, DATED OCTOBER 2, 1967, RECORDED IN VOL. 313, PAGE 650, DEED RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE N 0° 10' 22" W A DISTANCE OF 130.78 FEET TO A 1/2" REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 5, BEING ON THE NORTHEAST CORNER OF SAID LOT 29 AND BEING ON THE SOUTH BOUNDARY LINE OF LOT 3 OF SAID BLOCK 51 ACCORDING TO THE TAX MAPS OF THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING THE SAME LOT DESCRIBED IN A DEED TO BILL W. ANGLIN ET UX, ANNE ANGLIN, DATED OCTOBER 31, 1988, RECORDED IN VOL. 70, PAGE 75, REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE S 89° 28' 19" E ALONG THE FENCED NORTH BOUNDARY LINE OF SAID LOT 5 AND LOT 30 A DISTANCE OF 106 FEET TO A 1/2" REBAR SET ON THE NORTHEAST CORNER OF SAID LOT 30, BEING ON THE NORTHWEST CORNER OF SAID 30 FOOT LOT AND BEING ON THE SOUTH BOUNDARY LINE OF LOT 20 OF SAID BLOCK 51 ACCORDING TO THE TAX MAPS OF THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING THE SAME LOT DESCRIBED IN A DEED TO MARY BETH BENNETT, DATED JANUARY 3, 1997, RECORDED IN VOL. 238, PAGE 554, REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE S 1° 03' 00" E ALONG THE EAST BOUNDARY LINE OF SAID LOT 30 AND THE WEST BOUNDARY LINE OF SAID 30 FOOT LOT A DISTANCE OF 130.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.321 ACRES OF LAND, MORE OR LESS.