

**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: August 03, 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 October 23, 2019 and recorded in Document VOLUME 5417, PAGE 1 real property records of HOPKINS County, Texas, with JACK R REEVES JR AND LYNNETTE H REEVES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JACK R REEVES JR AND LYNNETTE H REEVES, securing the payment of the indebtednesses in the original principal amount of \$160,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CIS FINANCIAL SERVICES, INC. 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. CIS HOME LOANS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CIS HOME LOANS  
P.O. BOX 1906  
HAMILTON, AL 35570

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2021 JUL 13 P 11:23  
TRACY SMITH  
COUNTY CLERK  
BY S. Harner 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 SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR 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 Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7.13.21 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: Beatrice Carrillo

Date: 7.13.21

0000009238361

HOPKINS

**EXHIBIT "A"**

ALL THAT CERTAIN 1.97 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A.W. WALLER SURVEY, ABSTRACT NO. 1052, HOPKINS COUNTY, TEXAS, AND BEING THE SAME LAND AS A CALLED 2 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM DARRELL BOYD PENDLETON TO SANDRA DARRELLENE WRIGHT ET VIR, TIMOTHY RAY WRIGHT AS RECORDED IN VOLUME 154, PAGE 129, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS, (R.P.R.H.C.T.), SAID 1.97 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID 2 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 8.854 ACRE TRACT DESCRIBED IN A GIFT DEED FROM RANDALL BOYD PENDLETON ET AL TO LUKE WRIGHT AS RECORDED IN FILE NO. 20161929, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, (O.P.R.H.C.T.), AND IN COUNTY ROAD NO. 3568 FOR A CORNER, FROM SAID POINT, A BENT 1/2 INCH IRON ROD FOUND AS WITNESS TO THE NORTHEAST CORNER OF SAID 8.854 ACRE TRACT BEARS SOUTH 89 DEGREES 34 MINUTES 44 SECONDS EAST A DISTANCE OF 603.97 FEET FOR A REFERENCE;

THENCE SOUTH 00 DEGREES 37 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF SAID 2 ACRE TRACT AND THE WEST LINE OF SAID 8.854 ACRE TRACT, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 20.00 FEET FOR A REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 303.69 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 2 ACRE TRACT AND THE MIDDLE NORTHEAST CORNER OF A CALLED 50.55 ACRE TRACT DESCRIBED AS TRACT TWO IN A WARRANTY DEED FROM RICHARD R. FRANCIS AND WIFE, ALICE R. FRANCIS TO JOSE ESTRADA AND ADRIAN ESTRADA AS RECORDED IN FILE NO. 20162579, O.P.R.H.C.T., FOR A CORNER;

THENCE SOUTH 88 DEGREES 50 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF SAID 2 ACRE TRACT AND THE MIDDLE NORTH LINE OF SAID 50.55 ACRE TRACT A DISTANCE OF 283.08 FEET TO A 1/2 INCH IRON ROD FOUND AT THE CORNER OF THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT AND AN INNER ELL CORNER OF SAID 50.55 ACRE TRACT FOR A CORNER;

THENCE NORTH 00 DEGREES 50 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID 2 ACRE TRACT AND THE WESTERLY MOST WEST LINE OF SAID 50.55 ACRE TRACT A DISTANCE OF 302.14 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID 2 ACRE TRACT AND THE WESTERLY MOST NORTHEAST CORNER OF SAID 50.55 ACRE TRACT AND IN SAID COUNTY ROAD NO. 3568 FOR A CORNER, SAID POINT BEARS NORTH 00 DEGREES 55 MINUTES 30 SECONDS WEST A DISTANCE OF 22.27 FEET FROM AN 8 INCH CEDAR FENCE CORNER POST FOUND FOR A REFERENCE;

THENCE NORTH 88 DEGREES 31 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID 2 ACRE TRACT AND ALONG SAID COUNTY ROAD NO. 3568 A DISTANCE OF 284.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.97 ACRES OF LAND, MORE OR LESS.