

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 07, 2018

Time: The sale will begin at 10:00AM 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 May 04, 2015 and recorded in Document VOLUME 925, PAGE 184 real property records of HOPKINS County, Texas, with LANA ALMON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LANA ALMON, securing the payment of the indebtednesses in the original principal amount of \$308,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS 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. SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS
4212 50TH STREET
LUBBOCK, TX 79413



SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR 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: _____

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 JUL 16 P 2:43
REGGIE SHARLEY
COUNTY CLERK
BY _____ DEPUTY



EXHIBIT "A"

LOT 62 OF PLEASANT GROVE ESTATES, PHASE V, A SUBDIVISION LOCATED IN THE J. PETTYJOHN SURVEY, A-738 OF HOPKINS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 5, PAGE 394 OF THE MAP RECORDS, HOPKINS COUNTY, TEXAS.



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