

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 04, 2018

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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 JUL 16 P 2:44
BY _____
HOPKINS COUNTY CLERK

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 14, 2016 and recorded in Document CLERK'S FILE NO. 2016-5656 real property records of HOPKINS County, Texas, with JUSTIN TAYLOR AND ERICA TAYLOR, grantor(s) and MORTGAGE ELECTRIC REGISTRATION SERVICES, INC., AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUSTIN TAYLOR AND ERICA TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$155,138.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SUNTRUST MORTGAGE, 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. SUNTRUST MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE MAIL CODE RVW 3014
RICHMOND, VA 23224


HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, DANA KAMIN, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH HOWLE, JON MURPHY HOWLE, SUE SPASIC, ZORAN W. SPASIC, KRISTOPHER HOLUB, 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: _____



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HOPKINS COUNTY, TEXAS, LOCATED ABOUT 2 MILES SOUTH OF THE CITY SQUARE BEING A PART OF THE M.A. BOWLIN SURVEY, A-39, AND BEING THE REMAINING WILLIAMSON ESTATE TRACT IN BLOCK 210, CITY OF SULPHUR SPRINGS, MORE FULLY DESCRIBED AS FOLLOWS:
BEING LOT ONE (1), BLOCK TWO (2), OF THE CEDAR SPRINGS ADDITION OF THE CITY OF SULPHUR SPRINGS, RECORDED IN VOLUME 5, PAGE 147, MAP RECORDS, HOPKINS COUNTY, TEXAS.

BEING THE SAME LAND DESCRIBED IN DEED FROM JAMES R. MOORE AND L.B. RESOURCES, INC. JOINT VENTURE NO. 1, TO LESTER FLOYD AND WIFE, SUE R. FLOYD, DATED 04-24-1984, RECORDED IN VOLUME 438, PAGE 515, DEED RECORDS, HOPKINS COUNTY, TEXAS.

ALSO BEING THE SAME LAND DESCRIBED IN DEED FROM SUE R. FLOYD, A WIDOW, TO PAUL H. BRIGMAN AND ELSIE M. BRIGMAN, DATED 10-15-1997 AND RECORDED IN VOLUME 257, PAGE 46, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS.



NOS0000007659030