

FILED
HOUSTON COUNTY
CLERK

2019 SEP 10 PM 2:21

217 CORDELL
CROCKETT, TX 75835

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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: October 01, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY 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 March 08, 2007 and recorded in Document INSTRUMENT NO. 0701836 real property records of HOUSTON County, Texas, with TRENT HUGHES AND KAYLA HUGHES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRENT HUGHES AND KAYLA HUGHES, securing the payment of the indebtednesses in the original principal amount of \$83,625.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. M&T BANK 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. M & T BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK
1 FOUNTAIN PLAZA
DEFAULT SERVICING, 6TH FLOOR
BUFFALO, NY 14203



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.

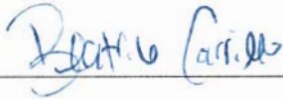
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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.



Shawnika Harris

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 09/10/2019 I filed at the office of the HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.



Declarants Name: Beatrice Carrillo

Date: 09/10/2019

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HOUSTON

EXHIBIT "A"

0.643 ACRE OUT OF AND A PART OF THE A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 17 OF THE THOMASSON ACRES SUBDIVISION, RECORDED IN VOL. 1, PAGE 91 OF THE H.C.P.R. AND ALSO BEING THE SAME LOT DESCRIBED IN A DEED TO RALPH D. GLASS RECORDED IN DOC. NO. 061311 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 0.643 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THIS LOT AND THE SOUTH CORNER OF SAID LOT 17 AND THE WEST CORNER OF THE NOW OR FORMERLY SUSAN BASS LOT 16, AND BEING IN THE NORTH EAST, LINE OF CORDELL STREET, FOUND WINDOW WT. N 40° 56' W 0.10 FEET AND FOUND WINDOW WT. N 62° 41' E 0.09 FEET;

THENCE N 32° 00' 00" W 96.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE NORTH EAST LINE OF THE SAID CORDELL STREET, AND BEING THE SOUTH WEST LINE OF SAID LOT 17, AND BEING THE SOUTH CORNER OF THE NOW OR FORMERLY RUTH STANTON LOT, RECORDED IN DOC. NO. 030460 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY;

THENCE N 59° 58' 35" E 267.14 FEET TO CORNER IN THE CENTER OF A BRANCH, SAME BEING THE EAST CORNER OF THE SAID NOW OR FORMERLY RUTH STANTON LOT, AND BEING IN THE NORTH EAST LINE OF THE SAID LOT 17, FOUND 5/8 INCH IRON ROD FOR REFERENCE CORNER S 59° 58' 35" W 10.09 FEET;

THENCE ALONG WITH AND NEAR THE CENTER OF SAID BRANCH AS FOLLOWS: S 46° 59' 03" E 65.77 FEET, N 74° 06' 53" E 43.01 FEET AND S 61° 58' 01" E 26.54 FEET TO CORNER IN SAME, SAME BEING THE NORTH CORNER OF THE SAID LOT 16, SET 1/2 INCH IRON ROD FOR REFERENCE CORNER S 59° 58' 35" W 67.29 FEET;

TILENCE S 59° 58' 35" W 338.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.643 ACRE OF LAND MORE OR LESS.