

FILED
HOUSTON COUNTY
CLERK

2019 AUG 22 AM 10:44

20175 HWY 7
RATCLIFF, TX 75858

00000008454233

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 April 26, 2018 and recorded in Document CLERK'S FILE NO. 1801213 real property records of HOUSTON County, Texas, with DORIS M. WOODS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DORIS M. WOODS, securing the payment of the indebtednesses in the original principal amount of \$125,000.00, and obligations therein, described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, F.S.B. 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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 Juanita Nowell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-22-19 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: Juanita Nowell

Date: 8-22-19

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE GEORGE M. HOPPER SURVEY A-516 IN HOUSTON COUNTY, TEXAS, AND BEING ALL OF THAT RESIDUAL PART OR PORTION OF THAT CALLED 12.263 ACRE TRACT DESCRIBED IN A DEED FROM WILLIE L. MOORE TO MOLLYE J. MOORE DATED NOVEMBER 11, 2014 AND RECORDED IN DOCUMENT NUMBER 1406345 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY, TEXAS (OPRHCT) AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2-INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE REFERENCED 12.263 ACRE TRACT, IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 7 (150' RIGHT OF WAY AT THIS POINT), FROM WHICH A CONCRETE RIGHT OF WAY MARKER FOUND BEARS S 86°08'00" E, A DISTANCE OF 50.30 FEET, AND A 1/2-INCH IRON ROD FOUND BENT BEARS S 04°59'19" W, A DISTANCE OF 3.26 FEET;

THENCE N 86°08'00" W (BASIS OF BEARINGS), ALONG THE NORTH RIGHT OF WAY OF STATE HIGHWAY 7, A DISTANCE OF 743.61 FEET TO A POINT IN A 4-INCH IRON PIPE FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A CALLED 2.507 ACRE TRACT DESCRIBED IN A DEED TO JERRY LOGIN AND WIFE SONJA LOGAN RECORDED IN DOCUMENT NUMBER 1701920 OPRHCT, FROM WHICH A CONCRETE RIGHT OF WAY MARKER BEARS N 86°08'00" W, A DISTANCE OF 390.26 FEET;

THENCE N 04°46'11" E, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE 2.507 ACRE TRACT, A DISTANCE OF 480.11 FEET TO A CAPPED 1/2-INCH IRON ROD FOUND STAMPED CRH 1645 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT IN A SOUTHERLY LINE OF TRACT KLA-IV IN A DEED TO THE UNITED STATES OF AMERICA RECORDED IN VOLUME 172, PAGE 1 DRHCT (BEING MORE PARTICULARLY DESCRIBED ON PAGE 18), FROM WHICH A 1-1/2-INCH IRON PIPE WITH AN ALUMINUM DISC STAMPED COMER 67 BEARS S 87°06'54" W, A DISTANCE OF 614.71 FEET;

THENCE N 87°06'54" E, ALONG THE NORTH LINE OF THE 12.263 ACRE RESIDUAL TRACT AND THE SOUTH LINE OF THE SAID USA TRACT, A DISTANCE OF 685.85 FEET, TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE 12.263 ACRE TRACT, FROM WHICH A 1-1/2-INCH IRON PIPE WITH AN ALUMINUM DISC STAMPED CORNER 66 BEARS N 87°06'54" E, A DISTANCE OF 32.49 FEET;

THENCE S 01°43'50" E, ALONG THE EAST LINE OF THE 12.263 ACRE TRACT, PASSING AT 2.49 FEET A 5/8-INCH IRON ROD FOUND NEAR A FENCE CORNER AND CONTINUING A TOTAL DISTANCE OF 56132 FEET, TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 8.532 ACRES, ALL AS SHOWN ON THE ACCOMPANYING SURVEY PLAT OF EVEN DATE HERewith.