

FILED FOR RECORD

2019 JUN 27 PM 1:11

3869 HWY 327  
KOUNTZE, TX 77625

GLENDAL ALSTON  
COUNTY CLERK  
HARDIN 009000844923AS

BY *Halaya Craft*

**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 06, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN 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 April 07, 2004 and recorded in Document CLERK'S FILE NO. 2004-3352 real property records of HARDIN County, Texas, with WILLIE B SQUARE AND JOYCE E SQUARE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIE B SQUARE AND JOYCE E SQUARE, securing the payment of the indebtednesses in the original principal amount of \$53,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



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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.

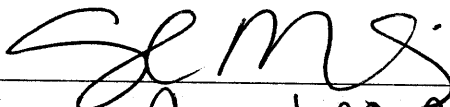
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, KRISTOPHER HOLUB, JULIAN PERRINE, KINNEY LESTER, TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY OR CRYSTAL ARSIAGA 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 Crystal M. Arsiaga and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-27-19 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

  
Declarants Name: Crystal M. Arsiaga  
Date: 6-27-19

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HARDIN

**EXHIBIT "A"**

BEING A 0.44 ACRE TRACT OF LAND OUT OF AND A PART OF THE B F. ELLIS ESTATE 57 ACRE TRACT SITUATED IN THE L. DELESSLIE LEAGUE, A-35, HARDIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN THE NORTH LINE OF F. M ROAD NO. 327, SAME BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN CONVEYED, AND FROM WHICH POINT A CONCRETE MONUMENT MARKED H-19 WHICH MARKS THE MOST WESTERN-NORTHWEST CORNER OF SAID 57 ACRE TRACT BEARS S 83° 20' W 1470.25 FEET AND N. 01° 00' W 527.10 FEET;

THENCE N 00°20'W 233.00 FEET ALONG THE COMMON LINE OF LOTS 1 AND 2 OF CLEAR LAKE HEIGHTS ADDITION, UNIT NO. 2 TO A POINT IN THE SOUTH LINE OF LOT LY OF SAID ADDITION, AN IRON PIN FOR CORNER;

THENCE N. 83°20'E 83.00 FEET ALONG THE SOUTH LINE OF SAID LOT 17 AN IRON PIN FOR CORNER;

THENCE S. 00°20'E 233.00 FEET TO A POINT IN THE NORTH LINE OF F.M. ROAD 327, AN IRON PIN FOR CORNER;

THENCE S 83° 20' W 83.00 FEET ALONG THE NORTH LINE OF F.M. ROAD 327 TO THE PLACE OF BEGINNING AND BEING THE WEST 83 FEET OF LOT NO. 1 OF CLEAR LAKE HEIGHTS ADDITION, UNIT NO. 2, AN UNRECORDED SUBDIVISION OF HARDIN COUNTY, TEXAS.