

203 DANA STREET
LUMBERTON, TX 77657

FILED FOR RECORD
2019 JUL 25 PM 1:01

GLENDAL ALSTON 00000008469157
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Angie Deukhan*

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 03, 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 May 22, 2015 and recorded in Document CLERK'S FILE NO. 2015-55888; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 2017-77393 real property records of HARDIN County, Texas, with RYAN A BAZAR AND ANDREA M BAZAR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR GUILD MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RYAN A BAZAR AND ANDREA M BAZAR, securing the payment of the indebtednesses in the original principal amount of \$123,717.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



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.

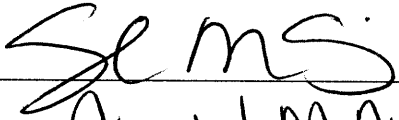
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, MARIEL MARROQUIN, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, 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 7-25-19 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: 7-25-19

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HARDIN

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 0.35 ACRES OF AND OUT OF A PART OF THE S.K. VAN METER LEAGUE, ABSTRACT NUMBER 53, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 30.75 ACRE TRACT RECORDED IN VOLUME 581, PAGE 518, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD (M. WHITELEY) FOUND IN THE NORTH RIGHT OF WAY LINE OF A PUBLIC ROAD KNOWN AS DANA STREET AND ALSO BEING THE SOUTHEAST CORNER OF A 0.535 ACRE TRACT RECORDED IN VOLUME 1541, PAGE 126, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS

THENCE NORTH 00 DEG. 11 MIN. 58 SEC. WEST ALONG THE EAST LINE OF SAID 0.535 ACRE TRACT FOR A DISTANCE OF 150.00 FEET TO A FENCE POST FOUND IN THE SOUTH LINE OF TANGLEWOOD II, RECORDED IN VOLUME 3, PAGE 124, PLAT RECORDS OF HARDIN COUNTY, TEXAS;

THENCE SOUTH 89 DEG. 45 MIN. 52 SEC. EAST ALONG THE SOUTH LINE OF SAID TANGLEWOOD II FOR A DISTANCE OF 102.00 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF A 0.36 ACRE TRACT RECORDED IN VOLUME 1244, PAGE 898, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS;

THENCE SOUTH 00 DEG. 12 MIN. 07 SEC. EAST ALONG THE WEST LINE OF SAID 0.36 ACRE TRACT FOR A DISTANCE OF 150.06 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID DANA STREET;

THENCE NORTH 89 DEG. 44 MIN. 00 SEC. WEST (REFERENCE BEARING) ALONG THE NORTH RIGHT OF WAY LINE OF SAID DANA STREET FOR A DISTANCE OF 102.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES OF LAND, MORE OR LESS