

125 SARAH LANE
LUMBERTON, TX 77657

FILED FOR RECORD
2019 MAY 30 PM 3:32

GLENDAL ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
00000008395089
BY *[Signature]*

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: July 02, 2019

Time: The sale will begin at 1:00 PM 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 June 27, 1996 and recorded in Document VOLUME 1080, PAGE 647 real property records of HARDIN County, Texas, with TRACY JOHNSON AND JAY JOHNSON, grantor(s) and THE HUNTINGTON MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TRACY JOHNSON AND JAY JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$176,605.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE HUNTINGTON NATIONAL 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. THE HUNTINGTON NATIONAL BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o THE HUNTINGTON NATIONAL BANK
5555 CLEVELAND AVENUE
GW1W47
COLUMBUS, OH 43231



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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, STEPHANIE KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD, JULIAN PERRINE, KRISTIE ALVAREZ, KINNEY LESTER, TOMMY JACKSON, RON HARMON OR 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 GILBERT 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 5/30/19 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: GILBERT ARSIAGA

Date: 5/30/19

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HARDIN

EXHIBIT "A"

BEING LOT TWO (2), WESTCHASE ESTATES, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 179, PLAT RECORDS, HARDIN COUNTY, TEXAS.