

FILED FOR RECORD

2022 FEB 24 PM 1:43

18166 JR RAY RD
HULL, TX 77564

00000008305294
CONNIE HESTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Beando Jones*

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: April 05, 2022

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 September 24, 2010 and recorded in Document VOLUME 1789, PAGE 0326 real property records of HARDIN County, Texas, with DORIS M GORDEN, grantor(s) and EDWARD JONES MORTGAGE, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DORIS M GORDEN, securing the payment of the indebtednesses in the original principal amount of \$82,975.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



NTSS00000008305294

18166 JR RAY RD
HULL, TX 77564

0000008305294

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 REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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: _____

Date: _____

EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 4.39 ACRES OF LAND OUT OF AND A PART OF THE F. H. GREEN SURVEY, ABSTRACT NUMBER 24, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 35.00 ACRE TRACT RECORDED IN VOLUME 101, PAGE 581, DEED RECORDS OF HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 1.37 ACRE TRACT RECORDED IN VOLUME 642, PAGE 422, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 4.39 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE FOOTING FOUND AT THE NORTHEAST CORNER OF A 2.88 ACRE TRACT RECORDED IN VOLUME 1113, PAGE 681, OFFICIAL PUBLIC RECORD OF HARDIN COUNTY, TEXAS, ALSO BEING IN THE SOUTH LINE OF A 2.50 ACRE TRACT RECORDED IN VOLUME 757, PAGE 375, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH 15 DEG. 57 MIN. 34 SEC. WEST, ALONG THE EAST LINE OF SAID 2.88 ACRE TRACT FOR A DISTANCE OF 590.34 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS JR RAY ROAD;

THENCE, SOUTH 79 DEG. 55 MIN. 11 SEC. EAST, (BASIS OF BEARINGS) ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JR RAY ROAD FOR A DISTANCE OF 302.00 FEET (DEED = 302.18 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 35.00 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID 1.37 ACRE TRACT;

THENCE, SOUTH 79 DEG. 55 MIN. 11 SEC. EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID JR RAY ROAD FOR A DISTANCE OF 59.98 FEET (DEED = 60.00 FEET) TO A PK NAIL SET FOR CORNER;

THENCE, NORTH 16 DEG. 07 MIN. 00 SEC. EAST, ALONG THE RESIDUE OF SAID 1.37 ACRE TRACT FOR A DISTANCE OF 242.00 FEET (DEED = 242.18 FEET) TO A 1/2- INCH IRON ROD SET IN THE SOUTH LINE OF A 5.07 ACRE TRACT RECORDED IN VOLUME 869, PAGE 567, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, NORTH 75 DEG. 57 MIN. 00 SEC. WEST, ALONG THE SOUTH LINE OF SAID 5.07 ACRE TRACT FOR A DISTANCE 61.14 FEET (DEED = 60.00 FEET) TO A 1/2-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 5.07 ACRE TRACT;

THENCE, NORTH 15 DEG. 46 MIN. 44 SEC. EAST, ALONG THE WEST LINE OF SAID 5.07 ACRE TRACT FOR A DISTANCE OF 340.62 FEET TO FENCE FOOTING FOUND AT THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT RECORDED IN VOLUME 711, PAGE 260, DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, NORTH 79 DEG. 16 MIN. 09 SEC. WEST, ALONG THE SOUTH LINE OF SAID 1.00 ACRE TRACT AND SAID 2.50 ACRE TRACT FOR A DISTANCE OF 299.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.39 ACRES OF LAND.