

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: May 07, 2019

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

Place: THE FRONT CENTER STEPS OF THE COURTHOUSE BUILDING ON HIGHWAY 287 IN GROVETON, TRINITY COUNTY, TEXAS 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 November 16, 2012 and recorded in Document VOLUME 0903, PAGE 0078 real property records of TRINITY County, Texas, with BRADLEY BUNNELL AND LILLIAN BUNNELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRADLEY BUNNELL AND LILLIAN BUNNELL, securing the payment of the indebtednesses in the original principal amount of \$74,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK & TRUST COMPANY 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. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST
1400 West Main
Durant, OK 74701

FILED
at 11:40 o'clock A M
APR 16 2019
SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
Deputy



127 HACKBERRY ST
TRINITY, TX 75862

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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 SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, EVAN PRESS, AMY BOWMAN, STEPHANIE KOHLER, 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 04/16/2019 I filed at the office of the TRINITY County Clerk and caused to be posted at the TRINITY County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 04/16/2019

127 HACKBERRY ST
TRINITY, TX 75862

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TRINITY

EXHIBIT "A"

BEIN GLOT TWENTY-FIVE (25) AND LOT TWENTY-SIX (26), BLOCK TWENTY-ONE (21), AREA 'A' OF PINECREST ESTATES, A SUBDIVISION SITUATED IN THE ELISHA ROBERTS SURVEY, ABSTRACT NO. 38, TRINITY COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN CABINET A, SLIDE 141 AND SLIDE 127 OF THE PLAT RECORDS OF TRINITY COUNTY, TEXAS.