

92328.234.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: SEPTEMBER 6, 2019

NOTE: Texas Home Equity Note, as renewed, modified, or extended, described as follows:

Date: December 21, 2006
Maker: Michael W. Hughes
Payee: Home123 Corporation
Original Principal Amount: \$62,400.00

DEED OF TRUST: Texas Home Equity Security Instrument described as follows:

Date: December 21, 2006
Grantor: Michael W. Hughes & Beverly A. Hughes
Trustee: Eldon L. Youngblood
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as a nominee for Payee and Payee's successors and assigns
Recorded: Volume 1034, Page 394 Real Property Records, MILAM County, Texas

LENDER: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III

BORROWER: Michael W. Hughes & Beverly A. Hughes

PROPERTY: The real property described as follows:

Commonly known as: 509 N. HOUSTON AVE., CAMERON, TEXAS 76250

Legally described as: BEING PART OF LOT NUMBER 1, BLOCK NUMBER D, GARTNER ADDITION, CITY OF CAMERON, MILAM COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDE 16-B, PLAT RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" CONSISTING OF 1 PAGE ATTACHED HERETO AND MADE

Filed 9th day of September
in 2019, At 11:09 A.M.
JODI MORGAN
County Clerk, Milam County, Texas
By J. Morgan
Deputy

92328.234.00

A PART HEREOF FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RICHARD H. HESTER, PETE FLOREZ, DAVID GARVIN, FLORENCE ROSAS, KELLY GODDARD

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

OCTOBER 1, 2019, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In MILAM County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of

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Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of SEPTEMBER 6, 2019.

SUBSTITUTE TRUSTEE

Sign: 

Print: Richard H. HESTER

EXHIBIT "A"

(7) The opportunity to cure, as required by the Note and Deed of Trust, Texas Property Code §51.002, and applicable law, expired and Respondents failed to cure.

(8) The property subject to the Application and encumbered by the Deed of Trust is commonly known as 509 N. HOUSTON AVE., CAMERON, TEXAS 76520 and is more particularly described as:

BEING PART OF LOT NUMBER 1, BLOCK NUMBER D, GARTNER ADDITION, CITY OF CAMERON, MILAM COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDE 16-B, PLAT RECORDS OF MILAM COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" CONSISTING OF 1 PAGE ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES ("Property").

(9) The last known mailing address of Respondents is 509 N. HOUSTON AVE., CAMERON, TEXAS 76520.

(10) The Deed of Trust is filed of record under Volume 1034, Page 394 in the real property records, MILAM County, Texas.

(11) The Court determined it had jurisdiction over the subject matter and the parties to this proceeding.

(12) All matters in controversy were submitted to the Court.

(13) All conditions precedent necessary for Petitioner to exercise its interest against the Property have been properly accomplished.

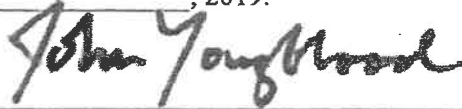
IT IS THEREFORE ORDERED that Petitioner, its successors and assigns, if any, be and hereby are authorized to proceed with foreclosure of the Property by trustee or substitute trustee sale, pursuant to the terms of the Note and Deed of Trust and § 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED that this order is final and disposes of all parties and all claims.

IT IS FURTHER ORDERED Petitioner is entitled to all writs necessary to enforce this order.

8/9/2019

Signed _____, 2019.



Honorable Judge Presiding

Approved:

8/9/2019 8:52 AM

CONDON TOBIN SLADEK THORNTON PLLC

Karen Berry, District Clerk
Milam County, Texas
Cindy Vrazel

/s/ Jared T.S. Pace

Jared T.S. Pace
Texas Bar No. 24079098
8080 Park Lane, Suite 700
Dallas, Texas 75231
Telephone: (214) 265-3800
Facsimile: (214) 691-6311
E-Mail: jpac@ctstlaw.com
ATTORNEYS FOR PETITIONER

EXHIBIT 'A'

Being 5,594 square feet of land out of the Daniel Monroe Survey, A-18, Milam County, Texas, and being the same tract of land described in a deed to Michael W. Hughes, et ux, recorded in Volume 675, Page 181, of the Official Records of Milam County, Texas, and being a part of Lot 1, Block B, Gartner's Addition, according to a plat of record in Cabinet A, Slide 16-9, Plat Records of Milam County, Texas, said 5,594 square feet of land being more particularly described by rates and bounds as follows:

BEGINNING at a 1/2" iron rod set at the northwest corner of the above mentioned Lot 1, and being located in the south line of W. 6th Street at its intersection with the east line of N. Houston Avenue for the northwest corner of this;

TRENCHE along said south line, South 70 degrees 37 minutes 15 seconds East - 105.00 feet to a 1/2" iron rod set for the northeast corner of this;

TRENCHE departing said avenue and along the east line of said Lot 1, South 19 degrees 01 minutes 01 seconds West - 57.00 feet to a 1/2" iron rod found for the southeast corner of this;

TRENCHE North 70 degrees 57 minutes 15 seconds West - 104.95 feet to a 1/2" iron rod found in the east line of N. Houston Avenue for the southwest corner of this;

TRENCHE along said east line, North 19 degrees 00 minutes 00 seconds East - 57.00 feet, (Deed bearing North 19 degrees 00 minutes 00 seconds East), to the POINT OF BEGINNING, and containing 5,594 square feet of land, more or less.

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 9:15 O'CLOCK A M
ON THE 9 DAY OF Feb
A.D., 20 07

STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.

Barbara Vansa
COUNTY CLERK, MILAM COUNTY, TEXAS
BY Joan Peats DEPUTY



Barbara Vansa
County Clerk, Milam County, Texas
VOL 1034 PAGE 394
RECORDED 2-9-07 05:00R
BY Joan Peats DEPUTY

VOL 1034 PAGE 413
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

AGENT KARSENE