

**FILED FOR RECORD**

AT: 10:50 Clock A M

JUL 15 2019

403 E BOIS D ARC STREET  
HENRIETTA, TX 76365

**SASHA KELTON**  
County Clerk, Clay County, Texas

0000008434524

**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: October 01, 2019

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

Place: THE WEST DOOR OF THE CLAY 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 26, 2015 and recorded in Document VOLUME 74, PAGE 68 real property records of CLAY County, Texas, with REID G ANDERSON AND MARY L ANDERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REID G ANDERSON AND MARY L ANDERSON, securing the payment of the indebtednesses in the original principal amount of \$55,574.00, 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

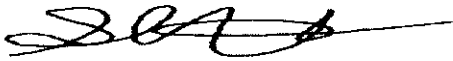


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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

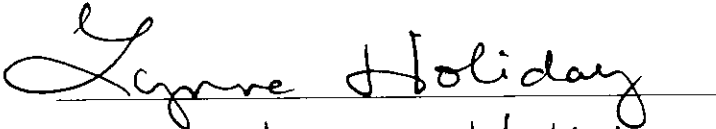
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LYNNE HOLIDAY, JERRY TIEMANN, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, OR MERYL OLSEN 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 Lynne Holiday, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/15/19 I filed at the office of the CLAY County Clerk and caused to be posted at the CLAY County courthouse this notice of sale.



Declarants Name: Lynne Holiday

Date: 7/15/19

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**EXHIBIT "A"**

FIELD NOTES OF 0.152 ACRE OF LAND OUT OF LOTS 1,2,3 & 4, BLOCK 48, BARRETT'S RAILROAD ADDITION, HENRIETTA, CLAY COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE NORTHWEST CORNER OF LOT 1, BLOCK 48, BARRETT'S RAILROAD ADDITION, AS SHOWN ON PLAT RECORDED IN VOLUME A 1, PAGE 564, CLAY COUNTY DEED RECORDS, SAID IRON ROD BEING AT THE INTERSECTION OF THE SOUTH LINE OF EAST BOIS D'ARC STREET AND THE EAST LINE OF ANGELINA STREET, FOR THE NORTHWEST CORNER OF THIS TRACT:

THENCE S 89 DEG 56' E WITH THE SOUTH LINE OF EAST BOIS D'ARC STREET A DISTANCE OF 60.0 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO JAMES ROSENBAUM, ET UX, BY DEED RECORDED IN VOLUME 214, PAGE 558, CLAY COUNTY DEED RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH WITH THE WEST LINE OF SAID ROSENBAUM TRACT, A DISTANCE OF 110.0 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT:

THENCE N 89 DEG. 56' W A DISTANCE OF 60.0 FEET TO AN IRON ROD SET IN THE EAST LINE OF ANGELINA STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH WITH THE EAST LINE OF ANGELINA STREET A DISTANCE OF 110.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.152 ACRE OF LAND.