

2019-1



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERMAN County

Deed of Trust Dated: June 1, 2018

Amount: \$43,467.00

Grantor(s): JENNIFER MONTOYA

Original Mortgagee: RIGHT START MORTGAGE INC., A CALIFORNIA CORPORATION

Current Mortgagee: RIGHT START MORTGAGE INC.

Mortgagee Address: RIGHT START MORTGAGE INC., 1 CORPORATE DRIVE, SUITE 360, LAKE ZURICH, IL 60047

Recording Information: Document No. 029951

Legal Description: LOTS SIX (6) AND SEVEN (7), BLOCK THIRTY-FOUR (34), ORIGINAL TOWN OF STRATFORD, SHERMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN SHERMAN COUNTY PLAT RECORDS.

Date of Sale: March 3, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SHERMAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHANNON HECK OR RONNIE HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, PATRICK ZWIERS OR GLANDEEN SHENK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.


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.


DANIEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008014



c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILED
LAURA ROGERS
COUNTY & DISTRICT CLERK
2019 DEC 30 AM 4:59
SHERMAN COUNTY, TEXAS
BY _____ DEPUTY


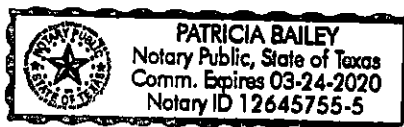
STATE OF TEXAS

COUNTY OF ~~SHERMAN~~ *Hutchinson*

Before me, the undersigned authority, on this 30 day of December 2019 personally appeared Susan Bowers, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Patricia Bailey
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008014



**AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS**

COUNTY OF SHERMAN

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated June 1, 2018, executed by JENNIFER MONTOYA to THE JACKSON LAW FIRM, Trustee(s) and recorded in the office of the County Clerk in Document No. 029951, SHERMAN County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on March 3, 2020 between the hours of 1:00 PM and 4:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

Shannon Heck

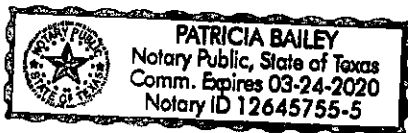
SHANNON HECK OR ~~RONNIE HECK~~, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, PATRICK ZWIERS OR GLANDEEN SHENK
Substitute Trustee

STATE OF TEXAS

COUNTY OF ~~SHERMAN~~

*FOTTER
Hutchinson*

This instrument was acknowledged before me on this 30 day of Dec, 2019, by
Susan Bowers.



Patricia Bailey

NOTARY PUBLIC, STATE OF TEXAS

My Commission expires: 3/24/20