

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: January 02, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 March 19, 2015 and recorded in Document CLERK'S FILE NO. 2015-00002142 real property records of HOWARD County, Texas, with KELSEY J HUNTER AND EDWINA L HUNTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KELSEY J HUNTER AND EDWINA L HUNTER, securing the payment of the indebtednesses in the original principal amount of \$216,003.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST GUARANTY MORTGAGE CORPORATION 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD. SUITE 100
IRVINE, CA 92618



JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

4004 Belt Line Road, Suite 100

Addison, Texas 75001

Certificate of Posting

My name is David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12-10-18 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarant's Name: [Signature]
Date: 12-10-18

2018 DEC 11 AM 9:12
BRENT ZITENHOFF
COUNTY CLERK HOWARD COUNTY
BY DEPUTY [Signature]
~~FILED~~
POSTED



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EXHIBIT "A"

BEING ALL OF LOT NO. FIVE (5), SAVE AND EXCEPT THE EAST 12' OF THE NORTH 87' OF LOT FIVE, AND ALL OF LOT NO. SIX (6) AND THE EAST 30 FEET OF LOT NO. SEVEN (7), IN BLOCK NO. EIGHTEEN (18), EDWARD HEIGHTS ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT OF RECORD IN ENVELOPE 40/A. PLAT RECORDS OF HOWARD COUNTY, TEXAS.



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