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AUG 13 2021

423 S 6th St, Canadian, TX 79014

LISA JOHNSON
CLERK County COURT
HEMPHILL COUNTY TEXAS

TJ

20-006995

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: 09/07/2021

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hemphill County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/24/2007 and recorded in the real property records of Hemphill County, TX and is recorded under Clerk's File/Instrument Number, 626, Page 401, with Frankie D. Clayton and Jeanette Clayton (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Frankie D. Clayton and Jeanette Clayton, securing the payment of the indebtedness in the original amount of \$72,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF LOTS NO. TWENTY-FIVE (25) AND TWENTY-SIX (26) AND THE SOUTH HALF (S2) OF LOT NO. TWENTY-FOUR (24), ALL IN BLOCK NO. THREE (3) OF THE CENTRAL PARK ADDITION TO THE ORIGINAL TOWN OF CANADIAN, HEMPILL COUNTY, TEXAS.



4733524

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
7105 Corporate Dr.
Plano, TX 75240



SUBSTITUTE TRUSTEE
Ronnie Heck, Shannon Heck
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

NOTARY PUBLIC in and for

_____ COUNTY

My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hemphill County Clerk and caused to be posted at the Hemphill County courthouse this notice of sale.

Declarants Name: _____

Date: _____