

2019.024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MOORE County**

**Deed of Trust Dated:** October 6, 2006

**Amount:** \$71,400.00

**Grantor(s):** JOHNNY HERNANDEZ and JULIE ANN HERNANDEZ

**Original Mortgagee:** FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK

**Current Mortgagee:** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 0161004

**Legal Description:** NORTH TWENTY FEET (20') OF LOT SIXTEEN (16), AND ALL OF LOT SEVENTEEN (17) AND LOT EIGHTEEN (18) IN BLOCK FIFTY-FIVE (55) OF THE ORIGINAL TOWN OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED RECORDED IN PLAT CABINET 1, SLEEVE A-1, PLAT RECORDS OF MOORE COUNTY, TEXAS.

**Date of Sale:** October 1, 2019 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 MOORE 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, RAMIRO CUEVAS, CHARLES GREEN, SUSAN BOWERS, JONATHAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN SCHENDEL, KRISTIE ALVAREZ 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.**

KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-005386

c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

2019.024 SUSAN BOWERS  
BRENDA MCKANNA  
COUNTY CLERK

2019 AUG 15 P 3:40 pd-\$1300

MOORE COUNTY TEXAS  
BY COUNTY CLERK

Susan Bowers

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

COUNTY OF MOORE

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 October 6, 2006, executed by JOHNNY HERNANDEZ AND JULIE ANN HERNANDEZ, HUSBAND AND WIFE to MATTHEW HADDOCK, Trustee(s) and recorded in the office of the County Clerk in Document No. 0161004, MOORE County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on October 1, 2019 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.

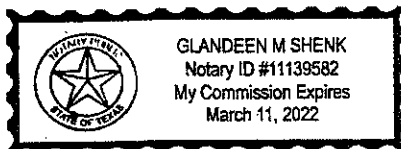
*Susan Bowers*

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

STATE OF TEXAS

COUNTY OF ~~MOORE~~ POTTER

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2019, by Susan Bowers.



*Glandeen M. Shenk*  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission expires: 3/11/2022