

SUPREME LENDING (SUP)
BAILEY, CINDY
111 W LAMAR ST, HICO, TX 76457

FHA 513-1814685-703
Firm File Number: 22-038371

FILED FOR RECORD
at 8:30 o'clock A M

OCT 27 2022

Cynthia K. Puff
County Clerk, Hamilton Co., Texas

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 1, 2020, CINDY DIANA BAILEY, UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of HAMILTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 20201650, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, December 6, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HAMILTON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Hamilton, State of Texas:

A TRACT OF LAND BEING 104' X 104' AS DESCRIBED IN VOLUME 539, PAGE 579 REAL PROPERTY RECORDS, RECORDS OF HAMILTON COUNTY, TEXAS LOCATED IN AND BEING A PORTION OF LOT 6, BLOCK 8, GRUBBS ADDITION TO THE CITY OF HICO, TEXAS, HAMILTON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 6 MONUMENTED BY A 5/8"X24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED RPLS 6141 SET IN THE SOUTHERLY RIGHT OF WAY OF LAMAR STREET;

THENCE LEAVING SAID RIGHT OF WAY OF LAMAR STREET ALONG THE EASTERLY BOUNDARY OF SAID LOT 6 AND THE WESTERLY BOUNDARY OF AN ALLEY 10 FEET WIDE, S 31°29'10" E A DISTANCE OF 104.00 FEET TO A 5/8"X24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED RPLS 6141 SET IN THE SAID WESTERLY LINE OF ALLEY AND THE SOUTHEASTERLY CORNER OF THIS TRACT FROM WHICH A 4 INCH CEDAR POST IN A ROCK WALL, IN THE CENTERLINE OF SAID ALLEY BEARS N 58°30'50" E A DISTANCE OF 4.42';

THENCE ALONG SAID ROCK WALL S 58°30'50" W A DISTANCE OF 104.00 FEET TO A 5/8"X24" REBAR WITH A 1 1/4" YELLOW PLASTIC CAP MARKED RLS6141 SET AT THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE N 31°29'10" W A DISTANCE OF 104.00 FEET TO A 5/8"X24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP MARKED RPLS 6141 SET IN THE NORTHERLY LINE OF SAID LOT 6 AND THE SAID SOUTHERLY RIGHT OF WAY OF LAMAR STREET AT THE NORTHWESTERLY CORNER OF THIS TRACT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF LAMAR STREET N 58°30'50" E A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.248 ACRES (10,816 SQ. FT.) AND BEING SUBJECT TO ALL EASEMENTS EXISTING OR OF RECORD.

20222363 B: RP V: 618 P: 524 NOTTS
10/27/2022 08:15 AM Total Pages: 3 Fee: 2.00
Cynthia K. Puff, County Clerk - Hamilton County, Texas

POSTED

10.27.22

PL

Property Address: 111 W LAMAR ST
HICO, TX 76457
Mortgage Servicer: SUPREME LENDING
Mortgagee: EVERETT FINANCIAL INC., DBA SUPREME LENDING
14801 QUORUM DRIVE
SUITE 300
DALLAS, TX 75254

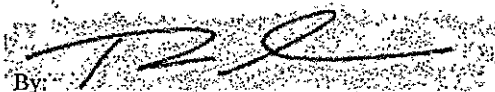
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Linda Joan Reppert or Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day October 20, 2022.

By: 

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Attorneys for Everett financial Inc., dba Supreme Lending

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 military service to the sender of this notice immediately.

FILED and RECORDED

Instrument Number: 20222363 B: RP V: 618 P: 524

Filing and Recording Date: 10/27/2022 08:15:56 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.