

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: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

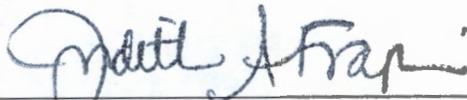
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 20, 2016 and recorded in Document CLERK'S FILE NO. 2016-004651 real property records of VAN ZANDT County, Texas, with BILLY JOE OTTMO AND ALISON OTTMO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREMEM LENDING, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BILLY JOE OTTMO AND ALISON OTTMO, securing the payment of the indebtednesses in the original principal amount of \$100,642.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL

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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: _____

BY _____
COUNTY CLERK
2010 DEC 1
FILED

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.P. BODEN SURVEY, A-38, VAN ZANDT COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.52 ACRE TRACT OF LAND DESCRIBED IN DEED TO HENRY E. CRAWFORD AND RETA J. CRAWFORD RECORDED IN VOLUME 1985, PAGE 74, OF THE DEED RECORDS VAN ZANDT COUNTY, TEXAS (DRVZCT), SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF PRIVATE ROAD 6080 AT THE SOUTHWEST CORNER OF THE GLEN R. AND A. CLAIRE STOUT 0.60 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1151, PAGE 956 OF THE DRVZCT, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 88 DEG 27' 03" E (REFERFENCE BEARING), 94.09 FEET ALONG THE COMMON LINE OF THE STOUT 0.60 ACRE TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF THE HARVEY W. AND BARBARA D. MUNDKOWSKY 41.63 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN DOC. #2015-008759 OF THE DRVZCT AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00 DEG 00' 26" E, 351.99 FEET ALONG THE COMMON LINE OF THE MUNDKOWSKY 41.63 ACRE TRACT AND THIS TRACT TO A 1/2" IRON ROD SET IN THE EAST LINE OF PRIVATE ROAD 6080 AT THE SOUTH CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF PRIVATE ROAD 6080 AS FOLLOWS: N 25 DEG 55' 54" W, 83.19 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 492.71 FEET WITH A CHORD THAT BEARS N 30 DEG 03' 59" W, 71.03 FEET; WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 71.09 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 32.07 FEET WITH A CHORD THAT BEARS N 19 DEG 29' 59" W, 16.31 FEET TO A 1/2" IRON ROD FOUND; N 04 DEG 50' 10" W, 198.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES OF LAND MORE OR LESS.