

SELECT PORTFOLIO SERVICING, INC. (SPS)
RUST, CAREN JO ANN
6408 HIGHWAY 183, CISCO, TX 76437

CONVENTIONAL
Firm File Number: 18-030024

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 8, 2003, CAREN JO ANN RUST, as Grantor(s), executed a Deed of Trust conveying to RANDY TEAKELL, as Trustee, the Real Estate hereinafter described, to CONSECO FINANCE SERVICING CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of EASTLAND COUNTY, TX and is recorded under Clerk's File/Instrument Number 02300324 Volume 02135, Page 00145, 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, January 7, 2020** 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 in the area designated by the Commissioners Court, of Eastland 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 Eastland, State of Texas:

BEING 0.372 ACRE OF LAND OUT OF A 30 ACRE PARENT TRACT DESCRIBED IN A DEED FROM SAM KEY ET UX, TO ALVIN M. STROEBEL ET UX RECORDED IN VOLUME 433, PAGE 140 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND BEING SITUATED IN THE J. E. LUSE SURVEY, ABSTRACT NO. 827, OF THE S/2 OF SECTION 66, BLOCK 3, H. & T. C. RY. CO. SURVEY, EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 6408 HIGHWAY 183
CISCO, TX 76437
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK, N.A., AS TRUSTEE FOR THE GREEN TREE HOME LOAN GRANTOR
TRUST 2003-A
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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.

SUBSTITUTE TRUSTEE
Terry Browder, Laura Browder, or Marsha Monroe
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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.

RECEIVED 8:21 a M.
CATHY JENTHO, COUNTY CLERK

NOV 26 2019

EASTLAND COUNTY, TEXAS
By OE Deputy

EXHIBIT "A"

BEING 0.372 acre of land out of a 30 acre parent tract described in a deed from Sam Key et ux, to Alvin M. Stroebel et ux recorded in Volume 433, Page 140 of the Deed Records of Eastland County, Texas, said land being situated in the J. E. Luse Survey, Abstract No. 827, of the S/2 of Section 66, Block 3, H. & T. C. Ry. Co. Survey, Eastland County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar with survey cap set in an existing fence line on the North line of Mary Webb Stroebel 30 acre tract, for the Northwest corner of this described tract, said point being located North 1° 30' 00" West, 1980.00 feet and North 87° 26' 11" East, 1214.64 feet from the Southwest corner of Section 66, Block 3, H. & T. C. Ry. Co. Survey;

THENCE North 87° 26' 11" East, 90.02 feet with an existing fence line on the North line of described tract and Mary Webb Stroebel 30 acre tract, same being the South line of Mrs. Vida S. Porter 10 acre tract described in Volume 547, Page 5, Deed Records, to a 5/8" rebar with survey cap set in the West right of way line of U.S. Highway 183, for the Northeast corner of this described tract;

THENCE South 1° 30' 00" East (Right of way deed bearing and basis of bearing of this described tract), 179.91 feet with the East line of described tract and West right of way line of U.S. Highway 183, to a 5/8" rebar with survey cap set for the Southeast corner of this described tract;

THENCE South 87° 21' 58" West, 90.02 feet with the South line of described tract to a 5/8" rebar with survey cap set for the Southwest corner of this described tract;

THENCE North 1° 30' 00" West, 180.02 feet with the West line of described tract to the PLACE OF BEGINNING and containing 0.372 acre of land.