

# 38

FILED  
MICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2022 JUN 23 PM 12:24  
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#823 QUARTER HORSE ROAD  
WHITNEY, TX 76692

**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: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL 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 April 13, 1995 and recorded in Document VOLUME 851, PAGE 510 real property records of HILL County, Texas, with STEPHEN LAURENCE TANTON AND JACQUELINE L COLE, grantor(s) and FORT WORTH MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHEN LAURENCE TANTON AND JACQUELINE L COLE, securing the payment of the indebtednesses in the original principal amount of \$34,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FORT WORTH MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.A. 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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY  
BUILDING B  
FORT WORTH, TX 76102



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER OR CECIL KESTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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HILL

**EXHIBIT "A"**

ALL THAT CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN HILL COUNTY, TEXAS AND BEING ALL OF LOTS NOS. 823 AND 824, RANCH HARBOR ESTATES, SECTION NO. 7, ACCORDING TO THE PLAT FILED FOR RECORD IN VOLUME 473, PAGE 198 DEED RECORDS, HILL COUNTY, TEXAS, AND BEING THE IDENTICAL PREMISES CONVEYED IN DEED DATED JANUARY 9, 1990, EXECUTED BY NCB TEXAS NATIONAL BANK, WACO, TO MAX DOUGLAS HARRIS AND JAMES G. NEFF, RECORDED IN VOLUME 719, PAGE 518, HILL COUNTY DEED RECORDS.