

FILED

#4
9:32 A.M

22TX935-0109
339 CARR ST, HILLSBORO, TX 76645

JAN 26 2023

NOTICE OF FORECLOSURE SALE

NICOLE TANNER
COUNTY CLERK, HILL COUNTY, TEXAS

Property:

The Property to be sold is described as follows:

By: Moloney Deputy

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated December 18, 2012 and recorded on December 28, 2012 as Instrument Number 00056031 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information:

March 07, 2023, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by KIMBERLY KAY HENNIGAN AND STEPHEN L HENNIGAN secures the repayment of a Note dated December 18, 2012 in the amount of \$126,652.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4772070

Exhibit A**LEGAL DESCRIPTION**

The following described property:

Legal Description Tract 1:

Being a lot, tract or parcel of land situated in the J.A. Hanley Survey, Abstract No. 403, Hill County, Texas, and being a part of a called 5.66 acre tract of land conveyed to W.E. Bulce by Deed Recorded in Volume 294, Page 475, Deed Records, Hill County, Texas and being the same property conveyed to Vernon E. Abbott and wife, Patsy D. Abbott by Deed Recorded in Volume 1528, Page 7, Official Public Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner and being the Southwest corner of a called 0.082 acre tract of land (Tract 1) conveyed from Dan V. Dent and wife, Dee Ann Dent to Vernon E. Abbott and wife, Patsy D. Abbott by Deed Recorded in Volume 1528, Page 7, Official Public Records, Hill County, Texas and being in the East line of a tract of land conveyed to Pat C. Adrean by Deed Recorded in Volume 1044, Page 102, Official Public Records, Hill County, Texas;

Thence North 02 degrees 03 minutes 40 seconds West along the called East line of said Adrean Tract, a distance of 51.60 feet to a 1/2 inch iron rod found with plastic cap stamped "Ince" for corner in the South line of a tract of land conveyed to Gary A. Grimes and Frederick O. Grimes III by Deed Recorded in Volume 1580, Page 196, Official Public Records, Hill County, Texas;

Thence North 85 degrees 50 minutes 25 seconds East along the South line of Grimes Tract, a distance of 64.61 feet to a point in a creek for a corner and being in the West line of a tract of land conveyed to the Thomas J. Davis and Linda J. Davis Revocable Living Trust by Deed Recorded in Volume 1534, Page 530, Official Public Records, Hill County, Texas;

Thence South 10 degrees 00 minutes 00 seconds East along the West line of said Davis Tract, a distance of 52.00 feet to a 1/2 inch iron rod found for corner and being the Northeast corner of Tract 2 of said Abbott Tract;

Thence South 85 degrees 58 minutes 12 seconds West along the North line of Tract 2 of said Abbott Tract, a distance of 71.79 feet to the POINT OF BEGINNING and containing 3,522.51 square feet or 0.0809 acres of land.

Legal Description Tract 2:

Being a lot, tract or parcel of land situated in the J.A. Hanley Survey, Abstract No. 403, Hill County, Texas, and being a part of a called 5.66 acre tract of land conveyed to W.E. Bulce by Deed Recorded in Volume 294, Page 475, Deed Records, Hill County, Texas and being the same property conveyed to Vernon E. Abbott and wife, Patsy D. Abbott by Deed Recorded in Volume 1528, Page 7, Official Public Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner in the Northwest R.O.W. line of Carr Street and being conveyed to the Thomas J. Davis and Linda J. Davis Revocable Living Trust by Deed Recorded in Volume 1534, Page 530, Official Public Records, Hill County, Texas;

Thence South 10 degrees 00 minutes 00 seconds East along the West line of said Davis Tract, a distance of 178.00 feet to a 1/2 inch iron rod set for corner in the Northwest R.O.W. of Carr Street;

Thence South 79 degrees 04 minutes 46 seconds West along the Northwest R.O.W. line of Carr Street, a distance of 98.50 feet to the POINT OF BEGINNING and containing 15,544.62 square feet or 0.3569 acres of land.