

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** July 14, 2023

**NOTE:** Note described as follows:

**Date:** JULY 1, 2021  
**Maker:** ANDREA M. FALETTI  
**Payee:** SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original lender  
**Original Principal**  
**Amount:** \$234,671.00

**DEED OF TRUST:** Deed of Trust described as follows:

**Date:** JULY 1, 2021  
**Grantor:** ANDREA M. FALETTI, UNMARRIED WOMAN  
**Trustee:** ALLAN B. POLUNSKY  
**Beneficiary:** SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original beneficiary  
**Recorded:** INSTRUMENT NO. 00123963, VOLUME 2119, PAGE 206, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS.

**LENDER:** SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES

**BORROWER:** ANDREA M. FALETTI

2023 JUL 20 PM 2:42

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HILL COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address 3099 State Highway 22, Hillsboro, Texas 76645)

**SUBSTITUTE TRUSTEE:** DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, TX 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**October 3, 2023**, to commence at **11:00 A.M.**, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

THE HILL COUNTY COURTHOUSE, 1 NORTH WACO STREET, HILLSBORO, TX 76645 THE EAST DOOR OF THE HILL COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT

#### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The

sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### APPOINTMENT OF SUBSTITUTE TRUSTEE

**DEED OF TRUST:** Deed of Trust described as follows:

Date: JULY 1, 2021  
Grantor: ANDREA M. FALETTI, UNMARRIED WOMAN  
Trustee: ALLAN B. POLUNSKY  
Beneficiary: SERVIS ONE, INC. D/B/A BSI FINANCIAL SERVICES successor to original beneficiary  
Recorded: INSTRUMENT NO. 00123963, VOLUME 2119, PAGE 206, WHICH WAS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN HILL COUNTY, TEXAS, INCLUDING AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address 3099 State Highway 22, Hillsboro, Texas 76645)

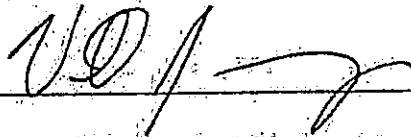
**SUBSTITUTE TRUSTEE:** DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, Eighth Floor  
Dallas, TX 75219

Each Substitute Trustee is appointed effective as of July 14, 2023, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

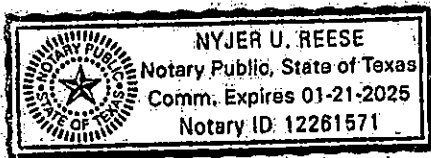
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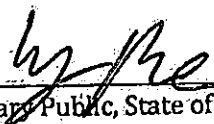
Name: William Jennings, Attorney for  
SERVIS ONE, INC. D/B/A BSI FINANCIAL  
SERVICES

THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

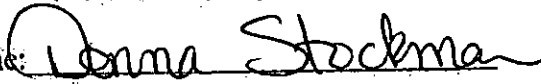
BEFORE ME, the undersigned authority, on this day appeared WILLIAM JENNINGS, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 14, 2023.



  
Notary Public, State of Texas

Notice of Sale executed by:

Name:   
Donna Stockman

Substitute Trustee

EXHIBIT A

BEING all that tract of land in Hill County, Texas, out of the J. DILLARD SURVEY, ABSTRACT NO. 245, and the W. CLENDENING SURVEY, ABSTRACT NO. 162, and being all of that called 0.968 acres of land described in a deed to Edward Benjamin Gresham and wife Jennifer Sue Gresham, recorded in Volume 1750, Page 398 of the Official Public Records of Hill County, Texas, and being all of that tract of land described in a deed to Edward B. Gresham, recorded in Volume 2041, Page 508 of the Official Public Records of Hill County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found in the North line of State Highway 22, at the Southeast corner of said 0.968 acres, at the Southwest corner of that called 1.19 acres of land described in a deed to Calvin & Katharine, LLC, recorded in Volume 1887, Page 678 of the Official Public Records of Hill County, Texas;

THENCE South 74 degrees 53 minutes 50 seconds West, a distance of 198.97 feet to a iron spike found in the North line of State Highway 22, at the Southwest corner of said 0.968 acres, at the Southeast corner of said Gresham tract (2041-508);

THENCE South 74 degrees 32 minutes 19 seconds West, a distance of 110.00 feet to a 1/2 inch steel rod set marked "RPLS 6176" in the North line of State Highway 22, at the Southwest corner of said Gresham tract (2041-508), at the Southeast corner of that called 3.237 acres of land described in a deed to James P. Richardson and Linda L. Richardson, recorded in Volume 1305, Page 711 of the Deed Records of Hill County, Texas;

THENCE North 15 degrees 29 minutes 31 seconds West, a distance of 208.79 feet to a iron spike found at the Northwest corner of said Gresham tract (2041-508), at the Northeast corner of said 3.237 acres, in the South line of that called 35.103 acres of land described in a deed to David R. Watkins, recorded in Volume 690, Page 707 of the Deed Records of Hill County, Texas;

THENCE North 74 degrees 28 minutes 18 seconds East, a distance of 105.70 feet to a 1/2 inch steel rod found at the Northwest corner of said 0.968 acres, in the North line of said Gresham tract (2041-508);

THENCE North 74 degrees 20 minutes 59 seconds East, a distance of 4.19 feet to a iron spike found at the Northeast corner of said Gresham tract (2041-508), at a bend in the North line of said 0.968 acres;

THENCE North 73 degrees 21 minutes 51 seconds East, a distance of 37.65 feet to a 1/2 inch steel rod found at a bend in the North line of said 0.968 acres, at the Southeast corner of said 35.103 acres, at the Southwest corner of that called 3.853 acres of land described in a deed to Patricia Lopez Parillo and Diana Georgina Lopez, recorded in Volume 1796, Page 504 of the Official Public Records of Hill County, Texas;

THENCE North 75 degrees 50 minutes 43 seconds East, a distance of 163.33 feet to a 1/2 inch steel rod found at the Northeast corner of said 0.968 acres, at a Southeastly corner of said 3.853 acres, in the West line of said 1.19 acres;

THENCE South 14 degrees 58 minutes 53 seconds East, a distance of 207.23 feet to the Point of Beginning, containing 1.485 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas Central Zone.