

#54

FILED
NICOLE YANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 JUN 13 AM 10:05

138 QUAIL LAKE DR E
WHITNEY, TX 76692

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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: September 03, 2024
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 November 20, 2018 and recorded in Document VOLUME 1980, PAGE 399; AS AFFECTED BY VOLUME 2282, PAGE 766; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 2186, PAGE 138 & VOLUME 2292, PAGE 318 real property records of HILL County, Texas, with MATTHEW E EILERS, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW E EILERS, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$250,381.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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.

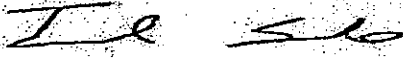
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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.

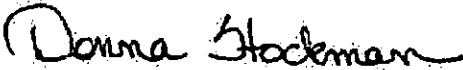
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/13/2024 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: Donna Stockman

Date: 06/13/2024

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HILL

EXHIBIT "A"

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND BEING ALL OF LOT 1 AND A PORTION OF LOT 1A, QUAIL LAKE ESTATES, A SUBDIVISION ON LAKE WHITNEY OUT OF THE JOSEPH PUNCHARD SURVEY, ABSTRACT NO. 7, ACCORDING TO THE PLAT RECORDED IN VOLUME 505, PAGE 1053 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 1.075 ACRES IN THE WARRANTY DEED FROM JULIA ANN CLARK, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF MICHAEL CHARLES CLARK TO MICHAEL DEAN CHANDLER AND SONYA DENISE CHANDLER, DATED DECEMBER 2, 2016, RECORDED IN VOLUME 1889, PAGE 608 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING IN A TELEPHONE PEDESTAL AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1713, A 100 FOOT RIGHT-OF-WAY PER PLAT, WITH THE EASTERLY RIGHT-OF-WAY LINE OF QUAIL LAKE EAST, A 45 FOOT RIGHT-OF-WAY PER PLAT, AND LYING IN THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT NO. 1 AND CALLED 11.297 ACRES IN THE RIGHT-OF-WAY DEED FROM MRS. OLIVIA GREENWADE, INDEPENDENT EXECUTRIX OF THE ESTATE OF T.P.S. MCCOWN, JR. TO THE STATE OF TEXAS, EXECUTED JULY 9, 1959, RECORDED IN VOLUME 424, PAGE 18 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID LOT 1 AND SAID 1.075 ACRE TRACT, SAID CORNER BEARS NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST 45.00 FEET FROM A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF LOT 13 OF SAID SUBDIVISION;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY, AT 239.89 FEET PASSING A 3/8" STEEL REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 1A, CONTINUING IN ALL 319.74 FEET TO A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF SAID 1.075 ACRE TRACT, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.762 ACRE IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM WAYNE VERDEL RUDISILL, ET UX JERRILYN J. RUDISILL TO BRAZOS RECOVERY CENTER, LLC, DATED DECEMBER 2, 2013, RECORDED IN VOLUME 1774, PAGE 571 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 14 DEGREES 57 MINUTES 46 SECONDS EAST OVER AND ACROSS SAID LOT 1A ALONG THE COMMON LINE BETWEEN SAID 1.075 ACRE TRACT AND SAID 0.762 ACRE TRACT, 59.00 FEET TO A 1/2" STEEL REBAR FOUND CAPPED "INCE";

THENCE SOUTH 35 DEGREES 19 MINUTES 48 SECONDS EAST OVER AND ACROSS SAID LOT 1A ALONG THE COMMON LINE BETWEEN SAID 1.075 ACRE TRACT AND SAID 0.762 ACRE TRACT AND PARTIALLY ALONG A FENCE, 150.94 FEET TO A 1/2" STEEL REBAR FOUND LYING IN THE SOUTHERLY LINE OF SAID LOT 1A, BEING THE NORTHERLY LINE OF LOT 1B OF SAID SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID 1.075 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.762 ACRE TRACT;

THENCE SOUTH 38 DEGREES 34 MINUTES 25 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID LOT 1, SAID LOT 1A AND SAID LOT 1B, THE SOUTHERLY LINE OF SAID 1.075 ACRE TRACT AND GENERALLY ALONG AN OVERHEAD ELECTRIC LINE, AT 73.93 FEET PASSING A 1/2" STEEL REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1A, THE SOUTHEAST CORNER OF SAID LOT 1, CONTINUING IN ALL 273.95 FEET TO A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID QUAIL LAKE EAST FOR THE SOUTHWEST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 1B;

THENCE NORTH 37 DEGREES 57 MINUTES 12 SECONDS WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID QUAIL LAKE EAST, 148.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES OF LAND, MORE OR LESS AS SURVEYED ON THE GROUND OCTOBER 29, 2018 UNDER JOB NUMBER 101518 BY PEEDE & ASSOCIATES LAND SURVEYORS, LTD.