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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED
HILL COUNTY, TEXAS
CLERK

2019 JUL 25 A 10:47

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 25, 2007 and recorded under Volume, Page or Clerk's File No. Instrument Number 001639 in the real property records of HILL County Texas, with Marieta Poston aka Marieta G. Poston and Robert Poston, married to each other as Grantor(s) and Bank of America, N.A. as Original Mortgagee.

Deed of Trust executed by Marieta Poston aka Marieta G. Poston and Robert Poston, married to each other securing payment of the indebtedness in the original principal amount of \$50,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Marieta Poston. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Hilldale Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Farmers Branch, TX 75234.

Legal Description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.77 ACRES MORE OR LESS, OUT OF THE WILLIAM QUIRK SURVEY, ABST. NO. 747, BEING A PART OF A 4.4 ACRE TRACT SITUATED IN SAID SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: HILL County Courthouse, Texas at the following location: 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

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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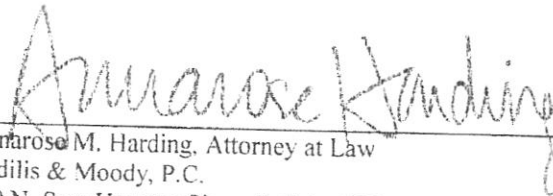
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Tim Lewis, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Juanita Cox, Stephen Rawlings, Jason Brewer, Michelle Schwartz, Diasha Perkins, Donna Stockman, Jack Burns II, Jimmy Brewer, Kristopher Holub, Lori McCarty, Patrick Zwiers, Shawn Schiller, Kathy Arrington, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 23rd day of July, 2019.



Annarose M. Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-15-0922

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.77 ACRES MORE OR LESS, OUT OF THE WILLIAM QUIRK SURVEY, ABST. NO. 747, BEING A PART OF A 4.4 ACRE TRACT SITUATED IN SAID SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STAKE SET FOR THE SOUTHWEST CORNER OF THIS TRACT WHICH STANDS NORTH 60 DEGREES EAST 2,074 FEET AND NORTH 23 DEGREES WEST, 353 FEET FROM THE SOUTHWEST CORNER OF A 50 ACRE TRACT, MORE PARTICULARLY DESCRIBED IN A DEED FROM UNION CENTRAL LIFE INSURANCE TO FRANK MARTIN DESCRIBED IN VOLUME 257, PAGE 562, HILL COUNTY DEED RECORDS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE 4.4 ACRE TRACT RESERVED TO FRANK MARTIN IN A DEED RECORDED IN VOLUME 480, PAGE 381, HILL COUNTY DEED RECORDS;

THENCE NORTH 78 DEGREES EAST 141 FEET ALONG THE SOUTH LINE OF THE 4.4 ACRE TRACT TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED IN THE EASTERN BOUNDARY LINE OF A PRIVATE ROAD, THE SAME BEING THE SOUTHWEST CORNER OF THE WARNER E. POSTON .72 ACRE TRACT AS DESCRIBED IN VOLUME 1526, PAGE 787, HILL COUNTY DEED RECORDS;

THENCE NORTH 17 DEGREES EAST 104 FEET ALONG THE COMMON BOUNDARY LINE OF THE WARNER POSTON TRACT AND THE EASTERN BOUNDARY LINE OF SAID ROAD TO THE NORTHWEST CORNER OF THE WARNER POSTON TRACT, THE SAME BEING THE SOUTHWEST CORNER OF A 1.9 ACRE TRACT CONVEYED TO WARNER POSTON AS RECORDED IN VOLUME 487, PAGE 284, HILL COUNTY DEED RECORDS,

THENCE NORTH 12 DEGREES EAST 287 FEET ALONG THE EAST BOUNDARY LINE OF SAID PRIVATE ROAD AND THE WEST BOUNDARY LINE OF THE WARNER POSTON, 1.9 ACRE TRACT TO A POINT IN THE EAST LINE OF SAID PRIVATE ROAD, THE SAME BEING THE NORTHWEST CORNER OF THE WARNER POSTON 1.9 ACRE TRACT;

THENCE NORTH 72 DEGREES WEST 237 FEET ALONG THE ORIGINAL NORTHERN BOUNDARY LINE OF THE 50 ACRE TRACT HERETOFORE MENTIONED;

THENCE SOUTH 60 WEST, 192 FEET ALONG THE NORTHERN BOUNDARY LINE OF THE 50 ACRE TRACT HERETOFORE MENTIONED TO A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE OTIS HIGHT TRACT DESCRIBED IN VOLUME 480, PAGE 381, HILL COUNTY DEED RECORDS;

THENCE SOUTH 23 EAST 419 FEET ALONG THE EASTERN BOUNDARY LINE OF THE OTIS HIGHT PROPERTY TO THE PLACE OF BEGINNING, CONTAINING 2.77 ACRES, MORE OR LESS.

Being that parcel of land conveyed to Robert Poston and wife, Marieta G. Poston from Frank Martin and wife, Lettie Ozella Martin by that deed dated 04/14/1978 and recorded 06/08/1978 in Deed Book 572, at Page 331 of the Hill County, TX Public Registry.

Tax Map Reference: 103744