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514 E. LINCOLN AVE
WHITNEY, TX 76692

00000008679839

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: April 07, 2020

Time: The sale will begin at 11:00 AM 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 February 24, 2005 and recorded in Document VOLUME 1333, PAGE 0578 real property records of HILL County, Texas, with DOROTHY SEDBERRY, grantor(s) and OCEAN BANK, F.S.B., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOROTHY SEDBERRY, securing the payment of the indebtednesses in the original principal amount of \$18,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOME LOAN MORTGAGE LOAN TRUST 2005-1 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. HOME LOAN INVESTMENT BANK, F.S.B, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o HOME LOAN INVESTMENT BANK, F.S.B
ONE HOME LOAN PLAZA SUITE 3
WARWICK, RI 02886

FILED 10:07 A M

MAR 16 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY D. Barnett DEPUTY



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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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 LOT, TRACT, OR PARCEL OF LAND BEING THE WEST 100 FEET OF LOT EIGHT (8), BLOCK 3, OF THE CARROLL ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, IN ACCORDANCE WITH THE PLAT OF SAID ADDITION DULY RECORDED IN VOLUME 465, PAGE 354 OF THE HILL COUNTY DEED RECORDS.