

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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FILED 3:37 PM

Stephen D. Howen
7111 Bosque Blvd.
Ste. 305
Waco, TX 76710

MAY 11 2020
Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY Amaze DEPUTY

Assert and protect your rights as a member of the armed forces of the United States. If you 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 the reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

1. Date, Time and Place of Sale:

Date: June 2, 2020

Time: 10:01 a.m. or within three hours after that time

Place: THE EAST DOOR OF THE HILL COUNTY, TEXAS COURTHOUSE or in such location as designated by the Hill County, Texas commissioners.

2. Terms of Sale:

Cash only

3. Instrument to be Foreclosed:

Deed of Trust or Contract Lien executed and given by Colby Grady and Kelly Grady, dated April 17, 2019, recorded in the Official Public Records of Hill County at Vol. 2000, P. 459, on or about May 1, 209 and given record No. 104394.

4. Obligations Secured:

Deed of Trust or Contract Lien executed and given by Colby Gray and Kelly Grady, securing the indebtedness in the original principal amount of \$231,000.00 and further obligations described in the deed of trust and underlying promissory note as well as any renewals, modifications or extensions of the deed of trust and/or promissory note.

5. Property to be Sold:

The property described in the attached Exhibit A.

6. **Mortgage and Beneficiary Information:**

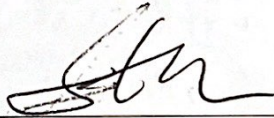
The mortgagee and beneficiary under the Deed of Trust, as well as the payee of the underlying promissory note is Renew Funding, LLC, which acts as its own servicer and is represented by Stephen D. Howen. As substitute trustee.

RENEW FUNDING, LLC
8522 New Hampshire Dr.
Austin, TX 78758

STEPHEN D. HOWEN
7111 Bosque Blvd.
Ste. 305
Waco, TX 76710

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.

The undersigned as attorney for the mortgagee does hereby remove the original trustee and all successor trustees and appoints Stephen D. Howen, 7111 Bosque Blvd., Ste. 305, Waco, TX 76710 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.



Stephen D. Howen

CERTIFICATE OF POSTING

My name is Stephen D. Howen, and my address is 7111 Bosque Blvd., Ste. 305, Waco, TX 76710. I declare under penalty of perjury that on May 11, 2020, I filed at the office of the Hill County Clerk and caused to be posted at the Hill county Courthouse, this notice of sale.



Declarant: Stephen D. Howen

Date: May 11, 2020

Notice of Substitute Trustee's Sale

EXHIBIT A

Notice of Substitute Trustee's Sale

Land:

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J. LANGFORD SURVEY, A-534, HILL COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAMANTHA ODOM RECORDED IN VOLUME 122, PAGE 577 OF THE DEED RECORDS HILL COUNTY, TEXAS (DRHCT), SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point for comer in the called centerline of Hill County Road 3110, the east corner of the Lynn Holley 17.49 acre tract of land as described in Deed recorded in Volume 264, Page 169, of the DRHCT, at the north corner of this tract;

THENCE, S 30° 43' 31" E, 511.91 feet along the called centerline of Hill County Road 3110 to the north corner of the Tucker Partners LTD. 76.33 acre tract of land as described in Deed recorded in Volume 1245, Page 92 of the DRHCT, being the east corner of this tract;

THENCE, N 30° 10' 01" W, 511.91 feet along the Tucker Partner LTD, 91.10 acre tract and this tract passing the east corner of the Joseph A. Cox 19.86 acre tract of land as described in Deed recorded in Volume 988, Page 724 of the DRHCT to a 5/8" iron found, the south corner of the Lynn Holley 13.00 acre tract of land as described in Deed recorded in Volume 264, Page 169 of the DRHCT, being the west corner of this tract;

THENCE, N 59° 35' 27" E (Control Line), along the common line of the Holley 13.00 acre tract and this tract passing the south corner of the Holley 17.49 acre tract, also passing a fence corner found at 1671.61 feet and continuing a total distance of 1699.39 to the POINT OF BEGINNING and CONTAINING 20.00 ACRES OF LAND MORE OR LESS.
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAO 83.

Commonly known as: 1225 HCR 3110, Hillsboro, TX 76645.