

23

500 COUNTY ROAD
WHITNEY, TX 76692

00000008526899

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: June 02, 2020

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 December 14, 2006 and recorded in Document VOLUME 1458, PAGE 0317 real property records of HILL County, Texas, with GEORGIA A HINKLE A/K/A ANN HINKLE, grantor(s) and BENEFICIAL TEXAS INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGIA A HINKLE A/K/A ANN HINKLE, securing the payment of the indebtednesses in the original principal amount of \$91,989.47, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

FILED 11:32 A M

MAY 07 2020

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



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WHITNEY, TX 76692

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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, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, ANGIE USELTON, JAMI HUTTON, TONYA WASHINGTON, MONICA HENDERSON, TERRY WATERS, LOGAN THOMAS 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: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN BURGESS SURVEY, A-2, IN HILL COUNTY, TEXAS, SAID LAND IS A PART OF THAT CERTAIN 7.0 ACRES TRACT DESCRIBED IN A PARTITION DEED FROM R.T. SWILLING, JR. TO CATHERINE BROGDON AS RECORDED IN VOLUME 513, PAGE 800 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF A COUNTY ROAD (OLD SH 22) FOR THE SOUTHEAST CORNER OF A TRACT OWNED BY R.T. SWILLING BY DEED RECORDED IN VOLUME 565, PAGE 880 OF THE DEED RECORDS OF HILL COUNTY FOR THE NORTHEAST CORNER OF SAID 7.0 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF SAID ROAD, S 09 DEG. 32' 57" W 260.74 FEET TO A 5/8 INCH IRON ROD SET AT AN ANGLE POINT IN THE SAID ROAD FOR THE SOUTHEAST CORNER OF SAID 7.0 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF SAID ROAD, S 69 DEG. 33' 13" W 267.51 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHEAST CORNER OF A 2.59 ACRE TRACT DESCRIBED IN A DEED TO JIMMY R. RODGERS AS RECORDED IN VOLUME 756, PAGE 66 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 04 DEG. 39' 22" W 318.02 FEET TO A RAILROAD SPIKE FOUND IN THE NORTH LINE OF SAID 7.0 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID RODGERS 2.59 ACRE TRACT, FOR THE SOUTHEAST CORNER OF A 0.43 ACRE TRACT DESCRIBED IN A DEED TO JIMMY R. RODGERS AS RECORDED IN VOLUME 756, PAGE 66 OF THE DEED RECORDS OF HILL COUNTY, FOR AN OUTSIDE CORNER OF SAID SWILLING TRACT, AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID SWILLING TRACT, N 84 DEG. 00' 00" E 321.49 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.866 ACRES OF LAND.