

FILED 10:00 A.M

MAY 28 2020

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County
Deed of Trust Dated: April 20, 2005
Amount: \$35,200.00
Grantor(s): ANNIE LEE
Original Mortgagee: AAMES FUNDING CORPORATION
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR AAMES MORTGAGE INVESTMENT TRUST 2005-2
Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 008297
Legal Description: SEE EXHIBIT "A"

Nicole Tanner
CLERK COUNTY HILL COUNTY TEXAS
BY mtja DEPUTY

WHEREAS ANNIE LEE is deceased.


Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 24, 2020 under Cause No. CV084-20DC in the 66 Judicial District Court of HILL County, Texas
Date of Sale: July 7, 2020 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, DANA KAMIN, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER OR KATHY ARRINGTON have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-006704


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land being part of Lot 17 of the McMullen Addition to the City of Hillsboro, Hill County, Texas. Said land is all that certain tract described in a deed from Alton D. Wilbourn et ux, Geraldine M. Wilbourn to W. A. Marek et ux, Gladys Marek recorded in Volume 660, Page 252 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at an "X" cut in a concrete driveway in the east line of Pleasant Street and in the north line of an apparent 7.50 foot abandoned alley for the southwest corner of this, said "X" being $N00^{\circ}40'28"W$ 353.54 feet from a $3/4"$ iron pipe found at the intersection of the north line of Walnut Street with the east line of Pleasant Street and also being $N00^{\circ}40'28"W$ 7.50 feet from an "X" found cut in said concrete driveway for the northwest corner of that certain tract described in a deed to Edwin Schaffer recorded in Volume 985, Page 718 of the Official Public Records of Hill County;

THENCE with the east line of Pleasant Street, $N00^{\circ}40'28"W$ 62.00 feet to a $1/2"$ iron rod set for the southwest corner of that certain tract described in a deed to Riley Perry recorded in Volume 977, Page 789 of the Official Public Records of Hill County and for the northwest corner of this, said rod being $S00^{\circ}40'28"E$ 238.00 feet from the intersection of the east line of Pleasant Street with the south line of Elm Street;

THENCE with the south line of said Perry tract, East 189.19 feet to a $1/2"$ iron rod set in the west line of that certain tract described in a deed to the First Methodist Church of Hillsboro recorded in Volume 371, Page 366 of the Deed Records of Hill County for the northeast corner of this;

THENCE $S01^{\circ}21'53"E$ 62.01 feet to a $1/2"$ iron rod set in the west line of that certain tract described in a deed to Charles Leroy recorded in Volume 572, Page 724 of the Deed Records of Hill County and in the north line of said abandoned alley for the southeast corner of this, said rod being $N01^{\circ}21'53"E$ 7.50 feet from a $1/2"$ iron rod set for the northeast corner of said Schaffer tract;

THENCE West 189.93 feet to the place of beginning, containing 0.269 acres of land.