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JUL 14 2020

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY J. Moore DEPUTY

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOTS 50, 51, AND 52 OF THE RANCH HARBOR ESTATES SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 465, PAGE 40A, OF THE DEED RECORDS OF HILL COUNTY, SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM C.G. MURRAY TO JAMES A. SANDERSON ET UX, FRANCINE SANDERSON RECORDED IN VOLUME 657, PAGE 478 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCHES IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 53 AND FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING SOUTH 42 DEGREES 51 MINUTES 27 SECONDS EAST 179.79 FEET FROM A 1/2 INCHES IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF SANDERSON PLACE (KENNEDY DRIVE) WITH THE SOUTH LINE OF SHORT DRIVE;
THENCE WITH THE WEST LINE OF SANDERSON PLACE, SOUTH 35 DEGREES 37 MINUTES 00 SECONDS EAST 160.98 FEET TO A 1/2 INCHES IRON ROD FOUND AND SOUTH 26 DEGREES 14 MINUTES 33 SECONDS WEST 17.63 FEET TO A 5/8 INCHES IRON ROD FOUND IN THE NORTH LINE OF QUARTER HORSE ROAD FOR THE SOUTHEAST CORNER OF SAID LOT 53 AND FOR THE SOUTHEAST CORNER OF THIS;
THENCE WITH THE NORTH LINE OF QUARTER HORSE ROAD, SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST 100.56 FEET TO
A 3/8 INCHES IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 53 AND FOR THE SOUTHEAST CORNER OF SAID LOT 51, SOUTH 82 DEGREES 27 MINUTES 10 SECONDS WEST 62.07 FEET TO A 1/2 INCHES IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 51 AND FOR THE SOUTHEAST CORNER OF SAID LOT 50, AND SOUTH 69 DEGREES 39 MINUTES 38 SECONDS WEST 54.21 FEET TO A 1/2 INCHES IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 50 AND FOR THE SOUTHWEST CORNER OF THIS;
THENCE NORTH 43 DEGREES 04 MINUTES 19 SECONDS WEST 120.00 FEET TO A 5/8 INCHES IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 50 AND THE NORTHWEST CORNER OF THIS;
THENCE NORTH 46 DEGREES 52 MINUTES 01 SECONDS EAST 49.96 FEET TO A 5/8 INCHES IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 50 AND FOR THE NORTHWEST CORNER OF SAID LOT 51 NORTH 47 DEGREES 14 MINUTES 54 SECONDS EAST 50.00 FEET TO A 1/2 INCHES IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 51 AND FOR AN OUTSIDE ALL CORNER OF THIS;
THENCE SOUTH 43 DEGREES 15 MINUTES 03 SECONDS EAST 80.00 FEET TO A 1/2 INCHES IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 53, AND FOR AN INSIDE ALL CORNER OF THIS;
THENCE ALONG THE NORTH LINE OF SAID LOT 53, NORTH 46 DEGREES 27 MINUTES 38 SECONDS EAST 111.63 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.655 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/02/2010 and recorded in Book 1646 Page 325 Document 00037161 real property records of Hill County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 08/04/2020

Time: 11:00 AM

Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. 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.

5. *Obligations Secured.* The Deed of Trust executed by JERRIE FRANCINE SANDERSON AND JAMES A. SANDERSON, provides that it secures the payment of the indebtedness in the original principal amount of \$196,500.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note, Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Nationstar HECM Acquisition Trust 2018-2, Wilmington Savings Fund Society, FSB, not individually, but solely as trustee obtained an Order from the 66th District Court of Hill County on 06/08/2020 under Cause No. CV113-20DC. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schlusider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.