

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED
HILL COUNTY CLERK
HILL COUNTY, TEXAS

2020 JAN 21 AM 11:40

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 20, 2011 and recorded under Vol. 1680, Page 75, or Clerk's File No. 00044109, in the real property records of HILL County Texas, with Sandra Falley, who acquired title as Sandra L Falley as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Royal United Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Sandra Falley, who acquired title as Sandra L Falley securing payment of the indebtedness in the original principal amount of \$67,200.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Sandra Falley. LoanCare, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:
TRACT 1**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 13 OF THE HILLCREST ADDITION NO. 1 IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 396, PAGE 631 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM J. A. WINDHAM TO WILLIAM CROW RECORDED IN VOLUME 1057, PAGE 819 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

TRACT 2

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 13 OF THE HILLCREST ADDITION NO. 1 IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 396, PAGE 631 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM CHARLES M. TOWNSEND ET UX, YVONE D. TOWNSEND TO PAMELA D. HILL RECORDED IN VOLUME 1026, PAGE 752 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 03/03/2020

Earliest Time Sale Will Begin: 11:00 AM



Location of Sale: The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tim Lewis, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Juanita Cox, Stephen Rawlings, Michelle Schwartz, Donna Stockman, Jimmy Carroll Brewer, Kathy Arrington, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 01/16/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-19-1061

EXHIBIT "A"

TRACT 1

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lot 13 of the Hillcrest Addition No. 1 in Hill County, Texas, according to plat recorded in Volume 396, Page 631 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from J. A. Windham to William Crow recorded in Volume 1057, Page 819 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the existing north line of said Lot 13 at the intersection of the south line of Bass Road with the west line of Sulak Lane for the northeast corner of this, said rod being $S56^{\circ}26'55"W$ 79.61 feet and $S33^{\circ}41'06"W$ 23.85 feet from a 3/4" iron rod found at the intersection of the south line of Bass Road with the west line of Catfish Trail for the northeast corner of said Lot 13:

THENCE with the west line of Sulak Lane, $S34^{\circ}00'00"E$ 113.31 feet to a 3/4" iron rod found for the northeast corner of that certain tract described in a deed to Janice R. Marsden recorded in Volume 1007, Page 14 of the Official Public Records of Hill County and for the southeast corner of this;

THENCE $S55^{\circ}50'07"W$ 165.99 feet to a railroad spike found in the west line of said Lot 13 and in the east line of a platted road (not open) for the northwest corner of said Marsden tract and for the southwest corner of this;

THENCE with the west line of said Lot 13, $N05^{\circ}18'35"E$ 148.69 feet to a 1/2" iron rod found in the south line of Bass Road for the northwest corner of said Lot 13 and for the northwest corner of this;

THENCE with the south line of Bass Road, $N56^{\circ}34'41"E$ 71.12 feet to the place of beginning, containing 0.310 acres of land.

TRACT 2

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lot 13 of the Hillcrest Addition No. 1 in Hill County, Texas, according to plat recorded in Volume 396, Page 631 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Charles M. Townsend et ux, Evans D. Townsend to Pamela D. Hill recorded in Volume 1026, Page 752 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 3/4" iron rod found at the intersection of the south line of Bass Road with the west line of Catfish Trail for the northeast corner of said Lot 13 and for the northeast corner of this:

THENCE with the west line of Catfish Trail and with the east line of said Lot 13, S34°21'33"E 76.05 feet to a 1/2" iron rod found for the northeast corner of that certain tract described in a deed to the Chapel of Light recorded in Volume 537, Page 425 of the Deed Records of Hill County and for the southeast corner of this;

THENCE generally along a fence as extended and with the extension thereof, S56°27'48"W 79.73 feet to a 1/2" iron rod found in the east line of Sulak Lane for the northwest corner of said Chapel of Light tract and for the southwest corner of this;

THENCE with the east line of Sulak Lane, N34°16'22"W 76.03 feet to a 1/2" iron rod found in the north line of said Lot 13 and in the south line of Bass Road for the northwest corner of this;

THENCE with the south line of Bass Road, N56°26'55"E 79.61 feet to the place of beginning, containing 0.139 acres of land.