

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/01/2003  
**Grantor(s):** BETH ANN HENAGER AND SPOUSE, ANDREW HENAGER  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR FIRST PREFERENCE MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$95,247.00  
**Recording Information:** Book 1220 Page 0323 Instrument 04053  
**Property County:** Hill  
**Property:**

FILED  
NICOLE TANHER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2016 JAN 11 A 11:08

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF TRACT 52 OF THE OVERLOOK, PHASE 2 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-173 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTER OF HCR #1248 FOR THE SOUTHWEST CORNER OF SAID TRACT 52, SAID ROD BEING N 61 DEG. 06' 38" E 485.00 FEET FROM A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PHASE 2: THENCE N 28 DEG. 59' 00" W, AT 23.00 FEET PASSING A 5/8" IRON ROD FOUND IN THE NORTH LINE OF HCR #1248 FOR OFFSET, IN ALL A DISTANCE OF 626.93 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 52; THENCE N 61 DEG. 06' 38" E 361.92 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 52; THENCE S 28 DEG. 59' 00" E, AT 595.76 FEET PASSING A 5/8" IRON ROD FOUND FOR OFFSET, IN ALL A DISTANCE OF 624.76 FEET TO A 1/2" IRON ROD FOUND IN THE CENTER OF HCR #1248 FOR THE SOUTHEAST CORNER OF SAID TRACT 52;  
THENCE WITH THE CENTER OF HCR #1248, S 60 DEG. 45' 35" W 239.28 FEET TO A 1/2" IRON ROD FOUND AND S 60 DEG. 46' 47" W 122.64 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.200 ACRES OF LAND OF WHICH APPROXIMATELY 0.230 ACRES LIES IN A PUBLIC ROAD.

**Reported Address:** 625 HCR 1248, WHITNEY, TX 76692

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** HSBC Bank USA, National Association as Trustee for SASCO 2007-RF2  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** HSBC Bank USA, National Association as Trustee for SASCO 2007-RF2  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of March, 2016  
**Time of Sale:** 12:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired.

Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

