

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 MAY 12 A 11:29

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County

Deed of Trust Dated: March 10, 2006

Amount: \$64,875.00

Grantor(s): CARRIE M. ARGUMANIZ and MANUEL ARGUMANIZ

Original Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK OF INDIANA

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Book 1402, Page 0178

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: June 7, 2016 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

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, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN 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.

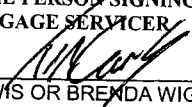
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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. app. Section 501 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-012538



TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT A

FIELD NOTES for a lot, tract, or parcel of land containing 0.172 acres being all of Lot Two (2) of the Overton Park Addition to the Town of Whitney, a re-subdivision of Block Ten (10) of the original Town of Whitney according to the Subdivision plat recorded in Volume 508, Page 867 of the Deed Records of Hill County, Texas. Said land is all of that certain tract described in a deed from Roy K. Paxton et ux to Matt Pruitt et ux as recorded in Volume 1148, Page 40 of the Official Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod in concrete found in the south line of Jefferson Avenue at a point 75.00 feet East of the northwest corner of said Block 10 and of said Overton Park Addition for the northwest corner of said Lot 2;

THENCE: East 75.00 feet along said south line to a 1/2" iron rod set for corner;

THENCE: S 1 deg 0 min 0 sec E 100.00 feet to a 1/2" iron rod found for corner;

THENCE: West 75.00 feet to a hole found in the west line of a concrete curb;

THENCE: N 1 deg 0 min 0 sec W 100.00 feet partly along said west line to the place of beginning, containing 0.172 acres of land.