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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2016 FEB 25 A 10:16

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**HILL County**

**Deed of Trust Dated:** November 22, 2011

**Amount:** \$256,500.00

**Grantor(s):** BONNIE KATHRYN RADKE

**Original Mortgagee:** URBAN FINANCIAL GROUP INC.

**Current Mortgagee:** Urban Financial of America, LLC

**Mortgage Servicer and Address:** c/o REVERSE MORTGAGE SOLUTIONS, INC., 2727 SPRING CREEK DRIVE, SPRING, TX 77373

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. 00047698

**Legal Description:** SEE EXHIBIT A

WHEREAS BONNIE KATHRYN RADKE is deceased.

**Date of Sale:** May 3, 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, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR DENISE BOERNER 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**

*KB*

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KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2015-009160

*[Handwritten Signature]*

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TIM LEWIS OR BRENDA WIGGS, GUY WIGGS, DONNA STOCKMAN,  
DAVID STOCKMAN, RUSSELL STOCKMAN, LORI MCCARTY OR  
DENISE BOERNER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

### **TRACT 1**

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being out of the SAMUEL SHACKELFORD SURVEY Abstract No. 883, and being more particularly described by metes and bounds as follows;

**BEGINNING** at the southeast corner of a 1 acre tract conveyed by Otto D. Hewitt et ux Edith Hewitt to Kenneth L. Bailey et ex, Rebekah Bailey by deed dated May 17, 1967, and recorded in Volume 478, Page 25 of the Deed Records of Hill County, Texas;

**THENCE**—North 60-16 East 585.6 vrs. to a stake for corner;

**THENCE**—North 29-44 West 150 feet to a stake for corner;

**THENCE**—South 60-16 West 586 feet to the Northeast corner of said Bailey 1 acre tract;

**THENCE**—South 29-44 East with the East line of the said Bailey 1 acre tract, 150 feet to the place of beginning, containing 2.02 acres of land as surveyed on the ground by J.H. Brewer.

### **TRACT 2**

All that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being out of the SAMUEL SHACKELFORD SURVEY Abstract No. 883, and being more particularly described by metes and bounds as follows;

**BEGINNING** at the most westerly Northwest corner of a 50 acre tract conveyed by O.L. McCollum et ux Lalla McCollum to Otto D. Hewitt et ux, Edith Hewitt by deed dated February 7, 1952, and recorded in Volume 370, Page 550 of the Deed Records of Hill County, Texas;

**THENCE**—South 30 East with the Old County road, 150 feet to a stake for corner;

**THENCE**—North 60 East 290.4 feet to a stake for corner;

**THENCE**—North 30 East 150 feet to a stake for corner;

**THENCE**—South 60 West 250.4 feet to the place of beginning containing 1 acre of land.