

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: September 21, 2012
Grantor: Korie L. Riley
Trustee: David L. Ricker
Beneficiary: Templeton Mortgage Corporation, A Texas Corporation
County Where Property is Located: Hill, County, Texas

Recording Information: Document No. 00054503 Volume 1730, Page 818 of the Official Public Records of Hill County, Texas

NOTE:

Date: September 21, 2012
Amount: \$53,000.00
Debtor: Korie L. Riley
Holder: Templeton Mortgage Corporation

PROPERTY: See attached Exhibit 'A'

SALE INFORMATION:

Substitute Trustee: Trish Moore OR Sherida Hibbard OR David Adkins
OR Michael Luera
Date of Sale: September 2, 2014
Time of Sale: 1:00 p. m. or within three hours thereafter

FILED
NICOLE TAMMER, CLERK
HILL COUNTY, TEXAS
2014 JUL 21 10 58 AM

PLACE OF SALE: In Hill, County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Hill County Courthouse, in Snyder, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and

any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

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

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property 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. The property will be sold to the highest bidder for cash.
4. 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 to 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.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

Trish Moore
Trish Moore, Substitute Trustee

PROPERTY DESCRIPTION

TRACT I

BEING 0.503 ACRES OF LAND LOCATED IN THE A.H. WHITE SURVEY ABSTRACT NO. 935, HILL COUNTY, TEXAS, BEING A PART OF BLOCKS 1 AND 2 AND A PORTION OF MARY STREET (9TH STREET) (POSSIBLE ABANDONEMENT) AND A PART OF WHITNEY STREET, (POSSIBLE ABANDONEMENT), AS SHOWN ON THE PLAT OF DAVIS ADDITION, AN ADDITION TO THE CITY OF BLUM, HILL COUNTY, TEXAS, AS RECORDED IN VOLUME 120, PAGE 638, DEED RECORDS, HILL COUNTY, TEXAS (D.R.H.C.T.), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR A CORNER IN THE PRESENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 933 (AVENUE C), BEING IN THE MOST NORTHERLY SOUTHWEST LINE OF A CALLED 3.70 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 489, PAGE 235, D.R.H.C.T, FROM WHICH A 1" SPIKE FOUND BEARS N 31°00'00" W, 1.54 FEET FOR REFERENCE;

HENCE S 31°00'00" E, 158.09 FEET TO A POINT FOR A CORNER, BEING THE NORTH CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1065, PAGE 666, (D.R.H.C.T.);

HENCE S 59°00'00" W, CALLED S 60°00'00" W, ALONG THE NORTHWEST LINE OF SAID CALLED 1.00 ACRE TRACT, 218.99 FEET, CALLED 210.00 FEET, TO A POINT FOR A CORNER, BEING THE WEST CORNER OF SAID CALLED 1.00 ACRE TRACT, BEING IN THE SOUTHWEST LINE OF SAID BLOCK 2 AND THE SOUTHWEST LINE OF SAID WHITNEY STREET (POSSIBLY ABANDONED), BEING IN THE NORTHEAST LINE OF BLOCK 49 OF DUNLAP ADDITION, AN ADDITION TO THE CITY OF BLUM, HILL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 100, PAGE 632, D.R.H.C.T. AND BEING IN THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 236, PAGE 573, D.R.H.C.T.;

HENCE N 31°17'26" W, CALLED N 30°00'00" W, ALONG THE NORTHEAST LINE OF SAID BLOCK 49 AND THE NORTHEAST LINE OF SAID TRACT OF LAND (VOLUME 236, PAGE 573), GENERALLY ALONG A FENCE LINE, 32.21 FEET TO AN IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER, BEING IN THE PRESENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 933 (AVENUE C), BEING IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 522.96 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF F.M. ROAD NO. 933, THE FOLLOWING COURSES AND DISTANCES:

NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF $03^{\circ}10'45''$, A CHORD BEARING AND DISTANCE OF $N 29^{\circ}59'17'' E$, 29.01 FEET AND AN ARC LENGTH OF 29.02 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER;

$N 58^{\circ}25'23'' W$, 10.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING";

$N 31^{\circ}34'40'' E$, 223.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.503 ACRE OF LAND, AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 ON JANUARY 4, 2007. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE SOUTHWEST LINE OF SAID CALLED 3.70 ACRE TRACT (VOLUME 489, PAGE 235). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

TRACT II

BEING 1.092 ACRES OF LAND LOCATED IN THE A.H. WHITE SURVEY ABSTRACT NO. 935, HILL COUNTY, TEXAS, BEING A PART OF BLOCK 2, A PORTION OF MARY STREET (9TH STREET) AND A PORTION OF WHITNEY STREET, AS SHOWN ON THE PLAT OF DAVIS ADDITION, AN ADDITION TO THE CITY OF BLUM, HILL COUNTY, TEXAS; AS RECORDED IN VOLUME 120, PAGE 638, DEED RECORDS, HILL COUNTY, TEXAS AND BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1065, PAGE 666, DEED RECORDS, HILL COUNTY, TEXAS (D.R.H.C.T.), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR A CORNER AT THE SOUTH CORNER OF SAID CALLED 1.00 ACRE TRACT, BEING IN THE SOUTHWEST LINE OF SAID BLOCK 2 AND THE SOUTHWEST LINE OF SAID WHITNEY STREET (POSSIBLY ABANDONED), SAID 5/8" IRON ROD ALSO BEING THE MOST SOUTHERLY NORTHWEST CORNER OF A CALLED 3.70 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 489, PAGE 235, D.R.H.C.T. AND BEING IN THE NORTHEAST LINE OF BLOCK 48 OF DONALSON ADDITION, AN ADDITION TO THE CITY OF BLUM, HILL COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 100, PAGE 632, D.R.H.C.T.;

BLOCK 48 AND THE NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 236, PAGE 573, D.R.H.C.T., GENERALLY ALONG A FENCE LINE, 225.33 FEET TO A POINT FOR A CORNER, BEING THE WEST CORNER OF SAID CALLED 1.00 ACRE TRACT;

THENCE N 59°00'00" E, CALLED N 60°00'00" E, ALONG THE NORTHWEST LINE OF SAID CALLED 1.00 ACRE TRACT, 218.99 FEET, CALLED 210.00 FEET, TO A POINT FOR A CORNER, BEING IN THE MOST NORTHERLY SOUTHWEST LINE OF SAID CALLED 3.70 ACRE TRACT;

THENCE S 31°00'00" E, 210.00 FEET TO A 1" IRON PIPE FOUND FOR A CORNER, BEING THE EAST CORNER OF SAID CALLED 1.00 ACRE TRACT AND BEING AN ELL CORNER IN SAID CALLED 3.70 ACRE TRACT;

THENCE S 55°58'34" W, CALLED S 60°00'00" W, ALONG THE SOUTHEAST LINE OF SAID CALLED 1.00 ACRE TRACT, 218.39 FEET, CALLED 210.00 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 1.092 ACRES OF LAND, AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371 ON JANUARY 4, 2007. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE NORTHEAST LINE OF SAID CALLED 1.00 ACRE TRACT (VOLUME 1065, PAGE 666). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.