

18-211957

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: December 26, 2007	Original Mortgagor/Grantor: LLOYD VERNON HILL AND CLAUDIA LEE HILL
Original Beneficiary / Mortgagee: CITIZENS MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: REVERSE MORTGAGE FUNDING
Recorded in: Volume: 1524 Page: 833 Instrument No: 00012203	Property County: HILL
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 101 West Louisa Henna Blvd, Austin, TX 78728

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2021 NOV -4 AM 10:25

* 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.

Secures:Note in the original principal amount of \$64,500.00, executed by CLAUDIA HILL and LLOYD HILL, and payable to the order of Lender.

Property Address/Mailing Address: 304 N. PLEASANT ST., HILLSBORO, TX 76645

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS, AND IN THE CITY OF HILLSBORO, BEING A PART OF OUT LOT NO. 17 OF THE ORIGINAL SAID CITY AND IS PART OF THE PROPERTY CONVEYED BY E. S. CRUMLEY TO J. H. BECK BY DEED DATED MARCH 21, 1892, AND RECORDED IN VOLUME 32, PAGE 443, DEED RECORDS OF HILL COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A STAKE IN THE EAST LINE OF NORTH PLEASANT STREET IN THE CITY OF HILLSBORO AT THE NORTHWEST CORNER OF SAID LOT AS CONVEYED BY E. S. CRUMLEY TO J. H. BECK, ABOVE REFERRED TO;

THENCE SOUTH WITH THE WEST LINE OF SAID LOT AND EAST LINE OF NORTH PLEASANT STREET 62 FEET TO A STAKE FOR CORNER;

THENCE EAST 81 FEET TO A STAKE IN THE EAST LINE OF SAID LOT;

THENCE NORTH 61 FEET TO THE NORTHEAST CORNER OF SAID LOT;

THENCE WEST 81 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO JOHN E. HOLMAN ET UX, BY FLOYED H. MCLURE ET UX, ON JUNE 18, 1960, AS SHOWN BY A DEED RECORDED IN VOLUME 411, PAGE 600 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL LEGAL PURPOSES, AND BEING THE SAME IDENTICAL PROPERTY DESCRIBED IN A DEED FROM DORIS MARIE GRAVES PICKENS TO JUANICE MORELOCK RECORDED IN VOLUME 574, PAGE 233 OF THE HILL COUNTY DEED



RECORDS.

Date of Sale: January 04, 2022

Earliest time Sale will begin: 11:00 AM

Place of sale of Property: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *REVERSE MORTGAGE FUNDING*, the owner and holder of the Note, has requested Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *REVERSE MORTGAGE FUNDING* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman,
David Stockman, Russell Stockman, Michelle Schwartz, Kathy
Arrington or Denise Boerner, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112