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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 MAY 19 AM 10:17

502 JEFFERSON ST
HILLSBORO, TX 76645

0000009431313

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: July 05, 2022
Time: The sale will begin at 11:00 AM or not later than three hours after that time.
Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 13, 2011 and recorded in Document VOLUME 1682, PAGE 502; AS AFFECTED BY VOLUME 1963, PAGE 814 real property records of HILL County, Texas, with THOMAS MELVIN MOSS AND JERLINE MOSS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS MELVIN MOSS AND JERLINE MOSS, securing the payment of the indebtednesses in the original principal amount of \$37,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. RUSHMORE LOAN MANAGEMENT SERVICES LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618



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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER OR CECIL KESTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 47 OF THE PROSPECT HEIGHTS ADDITION TO THE CITY OF HILLSBORO IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 50, PAGE 613 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM CULLEN RAY DAVIS ET UX, SANDRA KAY DAVIS, AND JAMES V. SHAW ET UX, JOY SHAW TO STEVE HUCKABY AND CHRISTENA M. HUCKABY RECORDED IN VOLUME 885, PAGE 194 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND IN THE SOUTH LINE OF JEFFERSON STREET AND IN THE NORTH LINE OF SAID LOT 47 FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO FRANCISCO MANUEL RECORDED IN VOLUME 1035, PAGE 736 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS, SAID ROD BEING EAST 10.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 47 AND ALSO BEING EAST 110.00 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF JEFFERSON STREET WITH THE EAST LINE OF IVY STREET:

THENCE WITH THE SOUTH LINE OF JEFFERSON STREET AND WITH THE NORTH LINE OF SAID LOT 47, EAST 75.10 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A QUITCLAIM DEED TO KAREN KIRK RECORDED IN VOLUME 989, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS;

THENCE S00°21'38"E 190.18 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 47 AND IN THE NORTH LINE OF A 10 FOOT ALLEY FOR THE SOUTHWEST CORNER OF SAID KIRK TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF SAID ALLEY AND WITH THE SOUTH LINE OF SAID LOT 47, N89°51'30"W 75.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID MANUEL TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N00°23'27"W 190.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.327 ACRES OF LAND.