

NOTICE OF FORECLOSURE SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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. Property to Be Sold. The property to be sold is described as follows: ALL OF LOT 7 IN THE ORIGINAL TOWN OF HUBBARD, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 41, PAGE 14, DEED RECORDS, HILL COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/16/2007 and recorded in Book 1492 Page 772 real property records of Hill County, Texas. Re-filed in Book 1535 Page 548 real property records of Hill County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

- Date: 08/04/2020
- Time: 11:00 AM
- Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by DAVID A. JOLLY, provides that it secures the payment of the indebtedness in the original principal amount of \$94,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TIM LEWIS, DENISE BOERNER, BRENDA WIGGS,
DONNA STOCKMAN, DAVID STOCKMAN, GUY
WIGGS, KATHY ARRINGTON, MICHAEL W. ZIENTZ,
MICHELLE SCHWARTZ OR CARL NIENDORFF
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

EXHIBIT "A"

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the M. P. Holleman Survey A-399, in Hill County, Texas and being a part of that certain 10.0 acre tract described in a deed from Climmie Pearl Jean, et al to Barney Perkins et ux, Virginia R. Perkins recorded in Volume 572, Page 975 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Barney H. Perkins and Virginia R. Perkins to Stephen Hanks et ux, Sandra Lynn Hanks recorded in Volume 1271, Page 561 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the south line of that certain 29.836 acre tract described in a Deed of Trust from Frances Louise Rodgers to First State Bank, Itasca, in the north line of said 10.0 acre tract, and in the center of HCR W 1443 for the northeast corner of this, said rod being S 60° 01' 30" W 619.80 feet from a 1/2" iron rod set at the "T" intersection of the center of HCR #1443 with the center of HCR 11414, in the east line of said Holleman Survey, and in the west line of the Hannah Boone Survey A-27 for the northeast corner of said 10.0 acre tract:

THENCE S30°00' 00" E at 18.00 feet passing a 5/8" iron rod set in the south line of HCR #1443, in all a distance of 492.10 feet to a 5/8" iron rod set in the south line of said 10.0 acre tract and in the north line of that certain tract described in a deed to Steven Cordell recorded in Volume 1125, Page 538 of the Official Public Records of Hill County, for the southeast corner of this;

THENCE generally along a fence, S 60° 00' 00" W 265.05 feet to a 1/2" iron rod found at a fence corner in the east line of that certain tract described in a deed to T. J. Tingle and M. Reba Tingle Revocable Living Trust recorded in Volume 834, Page 581 of the Official Public Records of Hill County for the northwest corner of said Cordell tract, for the southwest corner of said 10.0 acre tract, and for the southwest corner of this;

THENCE generally along a fence and the extension thereof, N 30° 00'00"W, at 472.29 feet passing a 1/2" iron rod found at a fence corner in the south line of HCR #1443, in all a distance of 492.22 feet to a 1/2" iron rod found in the center of HCR #1443 and in the south line of said Rodgers tract for the northeast corner of said Tingle tract, for the northwest corner of said 10.0 acre tract, and for the northwest corner of this;

THENCE with the center of HCR #1443, N 60°01'30" E 265.05 feet to the place of beginning, containing 2.994 acres of land, of which approximately 0.115 acres lies in a public road.