

#51

FILED 10:05 A.M

OCT 29 2020

NOTICE OF FORECLOSURE SALE

Nicole Tanner
CLERK COUNTY HILL COUNTY TEXAS
BY *L. Castaneda* DEPUTY

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 OR 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: BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF F.M. HIGHWAY 933 FOR AN OUTSIDE ELL CORNER OF THAT CERTAIN 153.765 ACRE TRACT DESCRIBED IN A DEED TO ROBERT COOLIDGE RECORDED IN VOLUME 1759, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS, SAID ROD BEING NORTH 30 DEGREES 53 MINUTES 27 SECONDS WEST 186.51 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID COOLIDGE TRACT AND FOR THE NORTHWEST CORNER OF THAT CERTAIN 182.252 ACRE "TRACT I" DESCRIBED IN A DEED TO TEXAS ROCKIN'S RANCH I, LP RECORDED IN VOLUME 1362, PAGE 410 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY;

THENCE WITH THE EAST LINE OF F.M. HIGHWAY 933, NORTH 30 DEGREES 43 MINUTES 21 SECONDS WEST 195.89 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS, SAID ROD BEING SOUTH 30 DEGREES 43 MINUTES 21 SECONDS EAST 223.06 FEET FROM A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN 10.000 ACRE TRACT DESCRIBED IN A DEED TO AARON JOHN RECORDED IN VOLUME 1643, PAGE 215 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY;

THENCE NORTH 59 DEGREES 55 MINUTES 28 SECONDS EAST 163.44 FEET TO A CHAIN LINK FENCE CORNER POST FOUND SET IN CONCRETE AND NORTH 62 DEGREES 45 MINUTES 06 SECONDS EAST 54.79 FEET TO A CHAIN LINK FENCE CORNER POST FOUND SET IN CONCRETE FOR THE NORTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A CHAIN LINK FENCE AND WITH THE EXTENSION THEREOF, SOUTH 75 DEGREES 35 MINUTES 26 SECONDS EAST 14.56 FEET TO A CHAIN LINK FENCE CORNER POST FOUND SET IN CONCRETE AND SOUTH 31 DEGREES 43 MINUTES 55 SECONDS EAST 182.94 FEET TO A 1/2 INCH IRON ROD SET IN THE MOST WESTERLY NORTH LINE OF SAID COOLIDGE TRACT FOR THE SOUTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A CHAIN LINK FENCE AND WITH THE EXTENSION THEREOF, SOUTH 59 DEGREES 55 MINUTES 28 SECONDS WEST 231.63 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.029 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/08/2014 and recorded in Book 1810 Page 104 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: 12/01/2020

Time: 11:00 AM

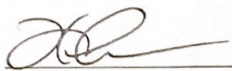
Place: Hill County, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 CLAUDE O. BRUCE JR, provides that it secures the payment of the indebtedness in the original principal amount of \$202,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, 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 Dallas Parkway
Dallas, TX 75254

**THIS FORECLOSURE SALE IS BEING CONDUCTED
UNDER THE EXCEPTION REFERENCED IN
GOVERNOR ABBOTT'S EXECUTIVE ORDER GA-
28(1)(A)**

Certificate of Posting

I am _____ whose address is c/o 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.