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**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

Date: 02/18/2015  
Grantor(s): OCTAVIA JAMES, UNMARR  
Original Mortgagee: GREEN TREE SERVICING LLC  
Original Principal: \$38,000.00  
Recording Information: Book 1819 Page 590 Instrument 00071830  
Property County: Hill  
Property: (See Attached Exhibit "A")  
Reported Address: 417 MATTHEW ST, HILLSBORO, TX 76645

FILED 10:00 AM

AUG 27 2020

Nicole Tanner  
CLERK COUNTY, HILL COUNTY TEXAS  
BY fmou DEPUTY

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Current Beneficiary: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X  
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

**SALE INFORMATION:**

Date of Sale: Tuesday, the 6th day of October, 2020  
Time of Sale: 11:00 AM or within three hours thereafter.  
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hill County Commissioner's Court, at the area most recently designated by the Hill County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash 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. 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 of 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.



4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded 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.

By: \_\_\_\_\_

#### Exhibit "A"

TRACT 2: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS, BEING A PART OF LOT NO.22 OF THE BUCK ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE N LINE OF MATTHEW STREET, 50 FEET EAST OF THE S E CORNER OF LOT 21 AND THE S W CORNER OF LOT 22;

THENCE - N AT RIGHT ANGLE TO MATTHEW STREET, 190 FEET TO THE N OR NE LINE OF SAID LOT 22;

THENCE - IN A SOUTHEASTERLY DIRECTION WITH SAID LINE 220 FEET TO THE S E CORNER OF SAID LOT 22 IN THE N LINE OF MATTHEW STREET;

THENCE - W WITH THE N LINE OF SAID MATTHEW STREET, 110 FEET, TO THE PLACE OF BEGINNING, BEING A PART OF THE SAME LOT CONVEYED BY LYON GRAY LUMBER CO TO J S WOOD, BY DEED DATED DECEMBER 10, 1909, AND RECORDED IN VOLUME 114, PAGE 585 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND ALSO BEING THE SAME PROPERTY DESCRIBED IN DEED DATE JUNE 16, 1943 FROM SALLIE WOOD, MRS. ELLA W. TURNER AND J O TURNER TO MCKINLEY GUY AND WIFE COURTNEY GUY, RECORDED IN VOLUME 311, PAGE 358 DEED RECORDS OF HILL COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254