

NOTICE OF FORECLOSURE 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/09/2003 and recorded in Book 1258 Page 0164 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: 11/07/2017
 Time: 12:00 PM
 Place: Hill County Courthouse, 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 JERRI R. MATHIS AND ROBERT L. MATHIS AND SHARON KAY MORROW AND WALTER MORROW, provides that it secures the payment of the indebtedness in the original principal amount of \$70,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2 obtained a Order from the 66th District Court of Hill County on 09/15/2017 under Cause No. CV494-17. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **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, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, 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
 Tracey Midkiff, Attorney at Law
 Marissa Sibal, Attorney at Law

 TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222

EXHIBIT A

FIELD NOTES for a lot, tract, or parcel of land containing 0.422 acres, being a part of Lots 2 and 3, Block 1 of the Sturgis Addition to the City of Hillsboro as shown on the plat recorded in Volume 47, Page 289 of the Deed Records of Hill County. Said land is all of that certain First Tract and Second Tract described in a deed from Kenneth R. Davis et ux Gloria Ann Davis to Kent D. Head et ux Judy R. Head as recorded in Volume 537, Page 397 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south line of Corsicana Street and in the north line of Lot 2 for the northwest corner of said 0.422 acre tract;

THENCE: East (base bearing), at 34.00 feet pass the northeast corner of said Lot 2 and along the south line of said Corsicana Street, in all 73.42 feet to a 5/8 inch iron rod found in the north line of said Lot 3 for the northeast corner of said 0.422 acre tract;

THENCE: S 0 deg 56 min 43 sec E 250.00 feet to a 3/4 inch iron rod found in the north line of Smith Street for the southeast corner of said 0.422 acre tract;

THENCE: S 89 deg 59 min 14 sec W 74.72 feet along the north line of said Smith Street to a 1/2 inch iron rod set for the southwest corner of said 0.422 acre tract;

THENCE: N 0 deg 16 min 21 sec E 65.99 feet to a 1/2 inch iron rod set for a corner;

THENCE: N 0 deg 50 min 39 sec W 104.02 feet to the place of beginning, containing 0.422 acres of land.