

FILED 8:43 AM

JUN 15 2015

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY *Carol Tomic* DEPUTY

NOTICE OF FORECLOSURE SALE

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 04/12/2012 and recorded in Book 1710 Page 19 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: 07/07/2015

Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by SHERRIAN K. BRYANT, provides that it secures the payment of the indebtedness in the original principal amount of \$472,500.00, 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. *Default and Request to Act.* Default has occurred under the deed of trust and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Home Equity Foreclosure Order from the 66th District Court of Hill County on 04/02/2015 under Cause No. 52229. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, MICHAEL W. ZIENTZ, OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

14-000212-952
1127 East Jefferson Avenue
Whitney, TX 76692

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.



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All that certain lot, tract or parcel of land being 1.78 acres of land lying in the Mary Beacham Survey A-26, Hill County, Texas, and being out of 12.0 acre tract conveyed by deed from Fred Basham and wife, Jeanne N. Basham, to Jack Sims, B.Y. Hammer and Billy Martin, as recorded in Volume 158, page 754, Deed Records of Hill County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at iron rod set in the north Right-of-Way line of State Highway 22, N 60°11' E 217.0 feet from the southwest corner of said 12.0 acre tract, said rod being the southwest corner of this;

THENCE N 27°00'00" W 303.38 feet to a railroad tie set in concrete for the northwest corner of this;

THENCE N 66°12'00" E 268.84 feet to a railroad tie set in concrete for the northeast corner of this;

THENCE S 26°56'00" E 275.13 feet to an iron rod set in the north Right-of-Way line of State Highway 22 for the southeast corner of this;

THENCE S 59°38'00" W 5.60 feet to a concrete highway monument for an angle point in this;

THENCE S 60°11'00" W 262.83 feet to the Point of Beginning and containing 1.78 acres of land more or less.