

### 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 10/13/2008 and recorded in Book 1572 Page 32 Document 00021911 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: 11/06/2018  
 Time: 11:00 AM  
 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 JOYCE ALBERTSON, provides that it secures the payment of the indebtedness in the original principal amount of \$117,750.00, 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, 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  
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, 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  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. 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.

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2018 MAY 29 P 2:06



4659292

EXHIBIT A

BEING Tract 13-NG, Tres Vidas Ranch Subdivision, a subdivision in Hill County, Texas, according to plat of same recorded in Volume 580, Page 682 or Slide AB 112, Plat Records, Hill County, Texas, and being the tract described in deed from Tres Vidas, Inc to Darel L. Albertson, et ux recorded in Volume 923, Page 685, Official Public Records of said County, and being more particularly described by its metes and bounds as follows;

BEGINNING at a point in the center of White Rock Creek, at the north corner of said Tract 13-NG and the east corner of Tract 13-NF and on the southwest line of the tract described in deed from J. Hall Himmel, et ux to Robin C. Crow recorded in Volume 572, Page 960, Deed Records of said County;

THENCE S 30°35'54" E, with the center of said Creek and common line of said Tract 13-NG and Crow tract, 223.25 feet (call S 22°33'00" E, 215.0 feet) to a point at the east corner of said Tract 13-NG and the north corner of Tract 13-NH;

THENCE S 60°15'00" W, (bearing base line) with the common line of said Tract 13-NG and Tract 13-NH, at 65.00 feet passing a 1/2 inch steel rod set and at 1320.44 feet passing a 1/2 inch steel rod set, in all 1350.17 feet (call S 60°15'00" W, 1679.53 feet) to a point in a creek, the common corner of said Tracts 13-NG and 13-NH and the northeast line of Tract C-25 of said Subdivision;

THENCE with the center of said creek and common lines of Tract 13-NG and Tract C-25, the following, N 46°27'29" W, 90.06 feet to a point, N 58°00'04" W, 81.13 feet to a point, S 84°49'35" W, 16.08 feet to a point and N 49°24'15" W, 58.56 feet (call N 63°03'34" W, 262.92 feet) to a point at the common west corner of said Tracts 13-NG and 13-NF;

THENCE N 60°06'17" E, with the common line of said Tracts 13-NG and 13-NF, at 250.00 feet passing a 1/2 inch steel rod set and at 1388.38 feet passing a 1/2 inch steel rod set, in all 1445.48 feet (call N 60°42'35" E, 1704.53 feet) to the point of beginning and containing approximately 7.081 acres of land.

I declare that the plat and field notes hereon are the representation of an actual and accurate survey made on the ground on 8 September 2008 and that corner monuments were found or set under my personal supervision. There are no visible encroachments protrusions or easements, unless shown hereon. The bearings recited hereon are based on the record plat of subject subdivision. According to the Federal Emergency Management Agency, Flood Insurance Rate Map Number 480857 0006 B, dated April 1, 2008, for Hill County, Texas, and Incorporated Areas this tract is within a Special Flood Hazard Area inundated by 100 - year flood. This survey is for the benefit of Joyce Albertson.