

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

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KNOW ALL BY THESE PRESENTS:

COUNTY OF HILL

**DATE:** 05/11/15

2015 MAY 12 PM 1:12

FILED  
SHELLE TRAMER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTE:** Promissory Note described as follows:

Date: April 20, 2012  
Maker: Timothy Breland and Anne Breland  
Payee: Ernesto Fonseca and Veronica Fonseca  
Payee assigned to: Bridgestone Financial Group LLC  
Original Principal Amount: \$97,900.00

**DEED OF TRUST:** Deed of Trust, Security Agreement- Financing Statement described as follows:

Date: April 20, 2012  
Grantor: Timothy Breland and Anne Breland  
Original Trustee: Gaylene Rodgers Lonergan  
Beneficiary: Ernesto Fonseca and Veronica Fonseca  
Recorded: Deed of Trust recorded under Instrument #00053704 in the Real Property Records of Hill County, Texas  
Beneficiary assigned to: Bridgestone Financial Group LLC recorded under Instrument #00054127 in the Real Property Records of Hill County, Texas

**LENDER:** Bridgestone Financial Group LLC

**BORROWER:** Timothy Breland and Anne Breland

**PROPERTY:** The real property described as follows: Being Lot 3, Block 1, Autumn Meadows, A Subdivision in Hill County, Texas, according to the map thereof recorded under Slide 311B, Plate Records, hill County, Texas. Also known as 715 HCR 1123, Hill County, Texas, 76093.

**SUBSTITUTE TRUSTEE(S):** Malinda Wilson

Substitute Trustee's Mailing Address: 514 Binkley Court, Mesquite, TX 75181

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** June 2, 2015, the first Tuesday of the month, to commence at 1 pm, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:** The courthouse steps of Hill County, Texas, or any other place designated for real-property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Hill County, Texas, in instrument(s) recorded in the Official Public Records of Hill County, Texas.

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code Section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee that Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of May 11, 2015

**SUBSTITUTE TRUSTEE:**

*Malinda Wilson*

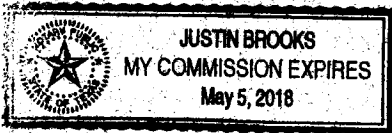
Malinda Wilson

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me on this the 11<sup>th</sup> day of May, 2015, by Malinda Wilson.



*Justin Brooks*  
Notary Public in and for the State of Texas

My Commission Expires:

Print/Typed Name of Notary

*Justin Brooks*

After posting, please return an original to:  
Malinda Wilson  
514 Binkley Court  
Mesquite, TX 75181