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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2015 JUL 13 AM 10:57

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MIRIAM MAE PHARRIS, A WIDOW delivered that one certain Texas Home Equity Conversion Deed of Trust dated JANUARY 7, 2008, which is recorded in VOLUME 1526, PAGE 256 of the real property records of HILL County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$270,000.00 payable to the order of CITIZENS MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Texas Home Equity Conversion Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Texas Home Equity Conversion Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Texas Home Equity Conversion Deed of Trust; and

WHEREAS, JAMES B. NUTTER & COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Texas Home Equity Conversion Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 4, 2015, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of HILL County, Texas, for such sales (OR AT EAST DOOR OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of JAMES B. NUTTER & COMPANY, the Mortgagee or Mortgage Servicer, is 4153 BROADWAY, KANSAS CITY, MISSOURI 64111. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JULY 13, 2015.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR TIM LEWIS OR
BRENDA WIGGS OR DENISE BOERNER OR DONNA
STOCKMAN

FILE NO.: JBN-2233
PROPERTY: 884 HCR 4281
HILLSBORO, TX 76645

ESTATE OF MIRIAM MAE PHARRIS

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT "A"

FIELD NOTES FOR A LOT, TRACT OR PARCEL OF LAND CONTAINING 1.257 ACRES BEING 0.178 ACRES IN THE JOHN MCKIM SURVEY AND 1.079 ACRES IN THE BERIAH GRAHAM SURVEY A-340 BOTH IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 212.72 ACRE TRACT DESCRIBED IN A DEED FROM VIVIAN MARIE QUALLS, A WIDOW, AND GENE RANDOLPH QUALLS, A SINGLE MAN, TO JOE BOB PHARRIS AND WIFE, MIRIAM MAE PHARRIS AS RECORDED IN VOLUME 472, PAGE 44 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN HCR 4281 (OLD S.H. 81) S 30 DEG 0 MIN 0 SEC E 152.13 FEET AND 2 5 DEG 27 MIN 0 SEC E 1038.44 FEET FROM THE NORTHWEST CORNER OF SAID 212.72 ACRE TRACT; THENCE: N 58 DEG 9 MIN 15 SEC E AT 38.30 FEET PASS A ½" IRON ROD SET IN THE EAST LINE OF SAID HCR 4281, IN ALL 515.10 FEET PARTLY ALONG A FENCE TO A ½" IRON ROD SET FOR CORNER; THENCE: N 22 DEG 29 MIN 30 SEC E 188.67 FEET PARTLY ALONG A FENCE TO A 3" PIPE POST FOUND FOR CORNER THENCE: N 27 DEG 29 MIN 0 SEC W 155.59 FEET ALONG A FENCE TO A 3" PIPE POST FOUND FOR CORNER; THENCE: N 63 DEG 3 MIN 15 SEC E 188.50 FEET ALONG A FENCE TO A ½" IRON ROD SET FOR CORNER; THENCE: S 23 DEG 57 MIN 45 SEC E 144.30 FEET TO A ½" IRON ROD SET IN A FENCE LINE FOR CORNER; THENCE: S 39 DEG 59 MIN 45 SEC W 309.51 FEET ALONG A FENCE TO A 3" PIPE POST FOUND FOR CORNER; THENCE: S 32 DEG. 14 MIN 0 SEC E 34.29 FEET ALONG A FENCE TO A 3" PIPE POST FOUND FOR CORNER; THENCE: S 57 DEG 11 MIN 16 SEC W AT 519.20 FEET PASS A ½" IRON ROD SET IN THE EAST LINE OF SAID HCR 4261, IN ALL 559.30 FEET TO A POINT IN SAID ROAD; THENCE: N 23 DEG 45 MIN 45 SEC W 34.43 FEET ALONG SAID ROAD TO THE POINT OF BEGINNING, CONTAINING 1.257 ACRES OF LAND.

FILE NO.: JBN-2233
MIRIAM MAE PHARRIS

2015 APR 24 AM 11:23 Case No. 14, 170

ESTATE OF § IN THE COUNTY COURT
MIRIAM MAE PHARRIS § OF
DECEASED § HILL COUNTY, TEXAS

ORDER ALLOWING FORECLOSURE OF LIEN UNDER
TEXAS CONSTITUTION ART. XVI, § 50(a)(7)

JAMES B. NUTTER & COMPANY ("Applicant"), on behalf of itself and its successors and assigns, has brought before this Court its application for court order allowing foreclosure of lien under Tex. Const. Art. XVI, § 50(a)(7). Having considered the evidence presented, the Court finds as follows:

1. The Application complies with TRCP 736(1) and Texas Estates Code §§ 355.155, 355.156.
2. The Administrator has not previously filed a response to the Application; and
3. A copy of the Notice of the Application has been on filed with the Clerk of the Court for at least ten days inclusive of the date of filing.
4. Applicant is the current holder of the Note described in the Security Instrument.
5. The administrator of the ESTATE OF MIRIAM MAE PHARRIS was obligated to pay the debt secured by the Property.
6. The administrator has not paid the maturity under the contract and that have 6 months have passed since the letters testamentary were granted.

IT IS, THEREFORE, ORDERED that:

1. JAMES B. NUTTER & COMPANY, its successors and assigns, is hereby authorized to serve a Notice of Sale upon the Administrator and to proceed to foreclosure sale under the

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JBN-2233

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Vol. 256
pg. 520

The document to which this certificate is affixed is a full, true, and correct copy of the original on file and of record in my office.

ATTEST April 29, 2015



Nicole Tanner
County Clerk
Hill County, Texas

By Sue McClure Deputy

Security Instrument and Tex. Prop. Code § 51.002 concerning the real property having a street address of 884 HCR 4281, HILLSBORO, TX 76645, recorded as DOCUMENT NO. 00012469 of the real property records of HILL County, Texas and a legal description of:

ATTACHED HERETO AS "EXHIBIT A" AND BY THIS REFERENCE MADE A PART HEREOF

2. A copy of this Order shall be sent to the following Party with the Notice of Sale by Applicant or its successors or assigns:

DON D. FORD, III
ATTORNEY FOR THE ADMINISTRATOR OF
THE ESTATE OF MIRIAM MAE PHARRIS
700 LOUISIANA STREET, 48TH FLOOR
HOUSTON, TX 77002

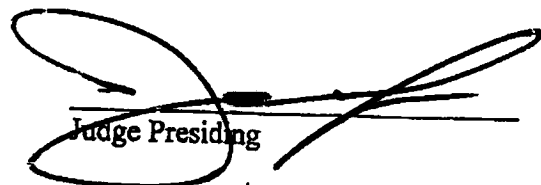
3. Applicant or its successors or assigns may communicate with the Administrator and all third parties reasonably necessary to conduct the foreclosure sale.

4. Applicant or its successors or assigns shall mail notice of the foreclosure sale to counsel, if any, of the Administrator by Certified Mail.

5. Applicant or its successors or assigns shall file a certified copy of this Order in the HILL County, Texas, real property records.

IT IS SO ORDERED.

Signed: 4/24/2015


Judge Presiding

Vol. 256 pg. 521

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ATTEST

April 29, 2015



Nicole Tanner
County Clerk
Hill County, Texas

By *Sue McClure* Deputy

APPROVED:

MICHAEL J. SCHROEDER, P.C.

Erika Bennett

Michael J. Schroeder

State Bar No. 17817380

Email: mike@lawmjs.com

Erika J. Bennett

State Bar No. 24085195

Email: erika@lawmjs.com

3610 North Josey Lane, Suite 206

Carrollton, TX 75007

Telephone: (972) 394-3086

Facsimile: (972) 394-1263

ATTORNEYS FOR Applicant

Vol. 256 pg. 522

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ATTEST *April 29, 2015*



Nicole Tanner
County Clerk
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BY *Sue McClure* Deputy

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FILE NO.: JBN-2233
MIRIAM MAE PHARRIS

JBN-2233

Vol. 256 pg. 523

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ATTEST *April 29, 2015*



Nicole Tanner
County Clerk
Hill County, Texas

By *Auc McClure* Deputy