

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 FEB - 8 PM 2:43

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.

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF
SUBSTITUTE TRUSTEE**

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.

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate L.Scott Horne as Substitute Trustee to act under and by virtue of said Deed of Trust listed below, including posting and filing the public notice required under section 51.002 Texas property code as amended, and to proceed with a foreclosure of the Deed of Trust line securing the payment of the note.

WHEREAS, default has occurred in the payment of said herein referenced indebtedness and the same is now wholly due and the Mortgagee has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

Notice is hereby given that on Tuesday, the 1st day of March, 2022; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 1:00 o'clock, P.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Hill County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place is the East Door of the Hill County Courthouse, 1 N. Waco Street, Hillsboro, TX 76645.

Date of Deed of Trust: April 16, 2021

Maker: Fort Worth Buys Houses, LLC

Original Trustee named in Deed of Trust: Cheri Harris

Substitute Trustee: L. Scott Horne

Original amount of Secured Indebtedness: \$300,000.00

Original Beneficiary named in Deed of Trust: A-List Homes LLC

Current Lien Holder: A-List Homes LLC

Property described in Deed of Trust:

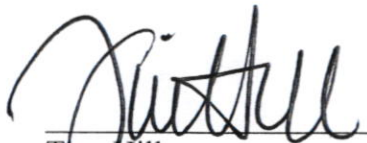
See attached "Exhibit A" incorporated herein by reference. **More commonly known as 1312 Abbott Avenue, Hillsboro, TX 76645**

Said Deed of Trust is recorded under Document Instrument No. 00122202 Volume 2108 Page 141 in the Deed of Trust Records of Dallas County, Texas.

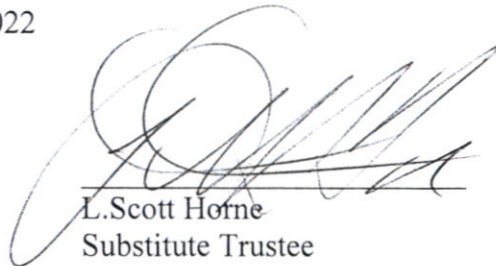
Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above:

Lien Holder Managed

EXECUTED this 2nd day of February 2022



Tina Hill
Attorney
1795 Northwest Highway
Garland, TX 75041
972-271-1700

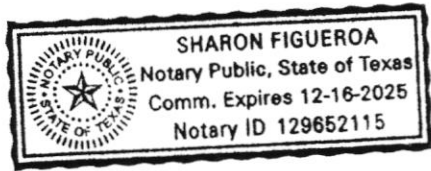


L. Scott Horne
Substitute Trustee
1795 Northwest Highway
Garland, TX 75041
972-271-1700

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

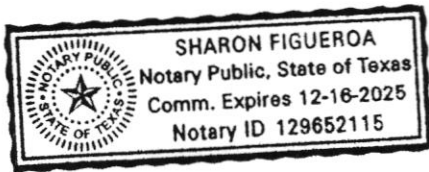
This instrument was acknowledged before me on the 2 day of February 2022, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



[Signature]
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2 day of February 2022, by L.Scott Horne, known to me personally or by driver's license, in the capacity therein stated.



[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

PREPARED IN THE LAW OF:
Horne & Associates, PC
1795 Northwest Highway
Garland, Texas 75041

Exhibit "A"

All that certain tract, lot or parcel of land situated in Hill County, Texas, being part of the Dixon Spears Survey, Abstract No. 838 and being a part of 99.2 acres of land as conveyed by John A. Hughes St Al to Heiman-Marcus Company as shown by deed recorded in Vol. 222, page 627 of the deed records of Hill County, Texas.

Beginning at point in the H line of said Survey, which point stands S 59-30 W 118 vrs from N E corner of said 29.2 acre tract;

Thence -- S 59-30 W 185 vrs to corner in public road;

Thence -- S 27-45 W 189 vrs to corner in public road;

Thence -- S 13-40 W 61 varas to corner in public road;

Thence -- S 20 W 13S S vrs to corner;

Thence -- N 59-30 E 458 vrs to corner in the West side of State Highway 81;

Thence -- W 17-02 W 160.8 Vrs;

Thence -- W 45-40 W 73 1/2 vrs to the place of beginning, containing 12 1/3 acres of land according to a survey made upon the ground by Herman Eastland, Jr on April 13, 1945.

Save & Except

Field notes for the survey of a certain lot. Tract, or parcel of land lying and situated in the Dixon Spears Survey A- 838 in Hill County, Texas. Said land is a part of that certain called 12-1/3 acre tract described in a deed from Mary Pearl Crisp to Betty Sue Birdwell recorded in Volume 550, Page 554 of the Deed Records of Hill County, more particularly described as follows:

Beginning at a 1/2' iron rod set in the center of HCR 2452 and in the west line of said called 12-1/3 acre tract for the northwest corner of this, said rod being N13 15' 13"E 528.64 feet. N14 45' 45 E 127.85 feet, and N34 02'21 E 466.60 feet from a 3/8" iron rod found for the southwest corner of said called 12-1/3 acre tract;

Thence with the center of HCR 2452 N34 02' 21' E 9.87 feet to a 1/2' iron rod set for the northwest corner of said 12-1/2 acre tract and N61 08 ' 43' E 199.72 feet to a 1/2' iron rod set for the northeast corner of this;

Thence S25 51 ' 17' E at 13.50 feet passing a 1/2' iron rod set for offset, in all a distance of 209.00 feet to a 1/2' iron rod set for the southwest corner of this;

Thence S61 08 ' 43 ' W 208.51 feet passing a 1/2' iron set for the southwest corner of this;

Thence N28 51 ' 17' W, at 184.50 feet passing a 1/2' iron rod set for offset, in all a distance of 204.50 feet to the place of beginning, containing 1.000 Acres of land, of which approximately 0.058 acres lies in a public road.