

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 MAY 16 P 2:09

HILL County
Deed of Trust Dated: November 10, 2012
Amount: \$175,500.00
Grantor(s): JOAN BOOTS
Original Mortgagee: ONE REVERSE MORTGAGE, LLC
Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.
Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014
Recording Information: Document No. 00055098
Legal Description: SEE EXHIBIT A

Date of Sale: July 2, 2019 between the hours of 11:00 AM and 2:00 PM.
Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANNEY OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

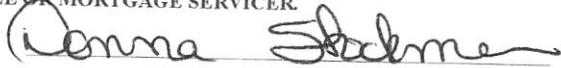
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-005270



Printed Name: Donna Stockman
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 113489

Land Situated in the City of Hillsboro in the County of Hill in the State of TX

BEING all that tract of land in the City of Hillsboro, Hill County, Texas, out of the G. W. Parks Addition to the City of Hillsboro, Hill County, Texas, as per plat recorded in Volume 30, Page 99 of the Deed Records of Hill County, Texas, and being all of that tract of land described in a Deed to Joan Boots, recorded in Volume 1672, Page 795 of the Official Records of Hill County, Texas, and being further described as follows:

BEGINNING at a 3/8 inch steel rod found at the Southwest corner of said Boots tract, the Southeast corner of that tract of land described in a Deed to Delbert Thornhill, recorded in Volume 1422, Page 62 of the Deed Records of Hill County, Texas, and the North line of East Elm Street;

THENCE North 00 degrees 28 minutes 50 seconds East, 156.00 feet to a 1/2 inch steel rod set at the Northwest corner of said Boots tract and the South line of an alley;

THENCE North 90 degrees 00 minutes 00 seconds East, 114.00 feet to a 1/2 inch steel rod set at the Northeast corner of said Boots tract and the South line of an alley;

THENCE South 00 degrees 28 minutes 38 seconds West, 156.00 feet to a 1/2 inch steel rod set at the Southeast corner of said Boots tract and the North line of East Elm Street;

THENCE North 90 degrees 00 minutes 00 seconds West (Bearing Basis), 114.01 feet to the Point of Beginning, containing 0.408 acres of land.