

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
HILL COUNTY CLERK
HILL COUNTY, TEXAS
2014 NOV 20 PM 1:03

DEED OF TRUST INFORMATION:

Date: 03/10/2006
Grantor(s): CARRIE M. ARGUMANIZ AND MANUEL ARGUMANIZ WIFE AND HUSBAND
Original Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY OF BANK OF INDIANA
Original Principal: \$64,875.00
Recording Information: Book 1402 Page 0178 Instrument 003146
Property County: Hill
Property:

FIELD NOTES FOR A LOT, TRACT, OR PARCEL OF LAND CONTAINING 0.172 ACRES BEING ALL OF A LOT TWO (2) OF THE OVERTONE PARK ADDITION TO THE TOWN OF WHITNEY, A RE-SUBDIVISION OF BLOCK TEN (10) OF THE ORIGINAL TOWN OF WHITNEY ACCORDING TO THE SUBDIVISION PLAT RECORDED IN VOLUME 508, PAGE 867 OF THE DEED RECORDS OF HILL COUNTY, TEXAS. SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ROY K. PAXTON ET UX TO MATT PRUITT ET UX AS RECORDED IN VOLUME 1148, PAGE 40 OF THE OFFICIAL RECORDS OF HILL COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD IN CONCRETE FOUND IN THE SOUTH LINE OF JEFFERSON AVENUE AT A POINT 75.00 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 10 AND OF SAID OVERTON PARK ADDITION FOR THE NORTHWEST CORNER OF SAID LOT 2;
THENCE: EAST 75.00 FEET ALONG SAID SOUTH LINE TO A 1/2" IRON ROD SET FOR CORNER;
THENCE: S 1 DEG 0 MIN 0 SEC E 100.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
THENCE: WEST 75.00 FEET TO A HOLE FOUND IN THE WEST LINE OF A CONCRETE CURB;
THENCE: N 1 DEG 0 MIN 0 SEC W 100.00 FEET PARTLY ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, CONTAINING 0.172 ACRES OF LAND.

Reported Address: 507 W. JEFFERSON AVENUE, WHITNEY, TX 76692

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: PNC Bank, National Association
Mortgage Servicer: PNC Mortgage
Current Beneficiary: PNC Bank, National Association
Mortgage Servicer Address: 3232 Newmark Drive, Miamisburg, OH 45342

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of January, 2015
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,
Buckley Madole, P.C.

