

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

**DEED OF TRUST:**

Date: November 15, 2012  
 Grantor: Bryan Chamberlain  
 Trustee: Clayton Rodgers  
 Beneficiary: Frances Louis Rodgers, a single person  
 County Where Property is Located: Hill, County, Texas  
 Recording Information: Clerk's File No. 00055018, Volume 1733, Page 344 of the  
 Official Public Records of Hill County, Texas

**NOTE:**

Date: November 15, 2012  
 Amount: \$50,000.00  
 Debtor: Bryan Chamberlain  
 Holder: Templeton Mortgage

FILED  
 NICOLE TANNER, COUNTY CLERK  
 HILL COUNTY, TEXAS  
 2016 MAR - 8 P 3:21

**PROPERTY:** See attached Exhibit "A".

**SALE INFORMATION:**

Substitute Trustee: Trish Moore OR David Adkins  
 OR BD Adkins  
 Date of Sale: April 5, 2016  
 Time of Sale: 10:00 a.m. or within three hours thereafter

**PLACE OF SALE:** In Hillsboro, Hill County, Texas, in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, then the sale will be conducted at the Main Entrance of the Hill County Courthouse, in Hillsboro, Texas, and the terms of the proposed sale will be for cash to the highest bidder.

**WHEREAS**, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

**WHEREAS**, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

**WHEREAS**, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

**WHEREAS**, it has been reported that such default has not been cured;

**WHEREAS**, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

**WHEREAS**, the Holder removed the Trustee originally named in the Deed of

Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and, **WHEREAS**, the undersigned has been requested to provide these notices on behalf of the Holder;

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

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property 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. The property will be sold to the highest bidder for cash.
4. 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 to 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.
5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

Trish Moore  
Trish Moore, Substitute Trustee

EXHIBIT A  
Property

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the M. P. Holleman Survey A-399, in Hill County, Texas. Said land is all that certain tract described in a deed from J. H. Dace et ux, Minnie Daniel Dace to Marvin K. Rodgers et ux, Louise Rodgers recorded in Volume 450, Page 563 of the Deed Records of Hill County, more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the "T" intersection of the center of HCR #1443 with the center of HCR #1414, in the east line of said Holleman Survey, and in the west line of the Hannah Boone Survey A-27 for the northeast corner of that certain 10.0 acre tract described in a deed to Barney Perkins recorded in Volume 572, Page 975 of the Deed Records of Hill County and for the southeast corner of this;

**THENCE** with the center of HCR #1443, S60°00'00"W, at 884.79 feet passing a 1/2" iron rod found for the northwest corner of said Perkins tract and for the northeast corner of that certain 19.22 acre tract described in a deed to E. J. Tingle recorded in Volume 834, Page 581 of the Official Public Records of Hill County, in all a distance of 1175.56 feet to a railroad spike set for the southwest corner of this;

**THENCE** generally along a fence as extended, N29°48'48"W, at 24.31 feet passing a 1/2" iron rod found at a fence corner for the southeast corner of that certain 29.09 acre tract described in a deed to Phyllis B. Adams recorded in Volume 1009, Page 136 of the Official Public Records of Hill County, in all a distance of 1108.59 feet to a 1/2" iron rod found at a fence corner in the south line of that certain 24.817 acre tract described in a deed to James C. Vaughan recorded in Volume 1073, Page 248 of the Official Public Records of Hill County for the northeast corner of said Adams tract and for the northwest corner of this;

**THENCE** generally along a fence and the extension thereof, N50°24'05"E, at 1162.17 feet passing a 1/2" iron rod found for offset, in all a distance of 1177.51 feet to a 1/2" iron rod set in the center of HCR #1414 and in the east line of said Holleman Survey for the southeast corner of said Vaughan tract and for the northeast corner of this;

**THENCE** with the center of HCR #1414, S29°41'28"E 1100.35 feet to the place of beginning; containing 29.836 acres of land, of which approximately 0.946 acres lies in a public road.

**SAVE AND EXCEPT** the following two tracts of land:

**Tract 1:**

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the M. P. Holleman Survey A-399, in Hill County, Texas. Said land is a part of that certain 29.836 acre tract described in a Deed of Trust between Frances Louise Rodgers and First State Bank, Itasco recorded in Volume 1186, Page 288 of the Official Public Records of Hill County, more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found at the "T" intersection of the center of HCR #1443 with the center of HCR #1414, in the east line of said Holleman Survey, and in the west line of the Hannah Boone Survey A-27 for the northeast corner of that certain 2.000 acre tract described in a deed to Larry G. Gilbert recorded in Volume 1273, Page 572 of the Official Public Records of Hill County, for the southeast corner of said 29.836 acre tract, and for the southeast corner of this;

**THENCE** with the south line of said 29.836 acre tract and generally along the center of HCR #1443, S60°00'00"W, at 177.12 feet passing a 1/2" iron rod found for the northwest corner of said 2.000 acre tract and for the northeast corner of that certain 5.030 acre tract described in said deed to Larry G. Gilbert recorded in Volume 1273, Page 572, in all a distance of 428.67 feet to a 1/2" iron rod set for the southwest corner of this, said rod being N60°00'00"E 748.74 feet from a railroad spike found for the southwest corner of said 29.836 acre tract;

**THENCE** N29°42'25"W, at 31.83 feet passing a 2" iron pipe fence corner post found for reference in the north line of HCR #1443, in all a distance of 408.38 feet to a 1/2" iron rod set for the northwest corner of this;

**THENCE** N60°00'00"E, at 403.83 feet passing a 1/2" iron rod set in a fence line in the west line of HCR #1414 for reference, in all a distance of 428.67 feet to a 1/2" iron rod set in HCR #1414, in the east line of said 29.836 acre tract, and in the east line of said Holleman Survey for the northeast corner of this, said rod being S29°42'25"E 682.33 feet from a 1/2" iron rod found for the northeast corner of said 29.836 acre tract;

**THENCE** generally along the straightened center of HCR #1414, S29°42'25"E 408.38 feet to the place of beginning, containing 4.000 acres of land, of which approximately 0.539 acres lies in public roads; and being the same property described in Warranty Deed dated April 9, 2010, from Frances Louise Rodgers to Lisa D. Brewer, recorded in Volume 1637, Page 541 of the Official Public Records of Hill County, Texas.

Tract II:

BEING all that certain 19.311 acres out of the M. P. Holleman Survey, A-399, Hill County, Texas, being part of a certain tract described in deed from J. S. Ince and wife, Minnie Daniel Ince, to Marvin H. Rogers and wife, Louise Rogers, recorded in Volume 450, Page 563, Deed Records of Hill County, Texas, and the 19.311 acres being described as follows:

BEGINNING at a R.R. spike found in Hill County Road No. 1414, on East line of the M. P. Holleman Survey, A-399, being NEC of said Rogers tract at SEC of the James C. Vaughn tract described in deed recorded in Volume 1073, Page 248, Official Public Records of Hill County, Texas, for NEC of this tract;

THENCE S. 29° 43' 58" E. along road and East line of said Holleman Survey, 692.06 feet to a 1/2" iron rod found in East line of the Rogers tract, at NEC of a 4.00 acre tract excepted from the Rogers tract, for Easterly SEC of this tract;

THENCE S. 60° 00' 00" W. leaving road and across pasture, 426.77 feet to a 1/2" iron rod found at NWC of the excepted 4.00 acre tract, for inner corner of this tract;

THENCE S. 29° 41' 49" E. 28.96 feet to a 3/8" iron rod set in West line of the excepted 4.00 acres, for Southerly SEC of this tract;

THENCE S. 60° 00' 00" W. across pasture, 749.74 feet to a 3/8" iron rod set in West line of the Rogers tract, on East line of the Phylis B. Adams tract described in deed recorded in Volume 1009, Page 136, Official Public Records of Hill County, Texas, for SWC of this tract;

THENCE N. 29° 50' 38" W. with East line of said Adams tract (fence meanders), 729.13 feet to a 1/2" iron rod found at fence corner, for NWC of the Rogers tract in South line of said James C. Vaughn tract, for NWC of this tract;

THENCE N. 60° 23' 47" E. with fence and South line of the Vaughn tract, and into County Road No. 1414, a distance of 1177.92 feet to the place of beginning, containing 19.311 acres, of which 0.31 acres is in county road; and being the same property described in Warranty Deed with Vendor's Lien from Tony Marvin Rodgers, Jr., agent and attorney-in-fact for Frances Louise Rodgers, to John Restivo, dated November 17, 2010, and recorded in Volume 1659, Page 395 of the Official Public Records of Hill County, Texas.