

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/29/2008
Grantor(s): JERRY D. SOUTHER, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR RIVERBEND BANK DBA RIVERBEND MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$52,639.00
Recording Information: Book 1573 Page 536 Instrument 00022279
Property County: Hill
Property:

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2010 AUG 23 P 12: 59

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS A PART OF LOT 69 AND LOT 70 OF THE CRAIG ADDITION, AN ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, RECORDED IN VOLUME 26, PAGE 532 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, IN THE DEED DATED MAY 13, 2008, FROM WELLS FARGO BANK, N.A., A CORPORATION IN THE COUNTY OF YORK, AND THE STATE OF SOUTH CAROLINA, TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED IN VOLUME 1552, PAGE 790 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL REBAR FOUND AT A CORNER, BEING THE NORTHEAST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED DATED AUGUST 20, 1998, TO JOHN R. PATTON AND WIFE, SHAUNA L. PATTON, RECORDED IN VOLUME 986, PAGE 833 OF SAID OFFICIAL PUBLIC RECORDS, IN THE SOUTH LINE OF CRAIG STREET (60" R.O.W.), THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" STEEL REBAR FOUND AT THE NORTHEAST CORNER OF SAID PATTON TRACT, AT THE INTERSECTION OF THE SOUTH LINE OF SAID CRAIG STREET AND THE WEST LINE OF IVY STREET BEARS NORTH 88 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 97.93 FEET, THE NORTHEAST CORNER OF SAID LOT 70;

THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE COMMON LINE BETWEEN SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND SAID PATTON TRACT, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 159.99 FEET TO A "MAG" NAIL FOUND IN CONCRETE AT A FENCE CORNER POST IN THE NORTH LINE OF AN ALLEY, AT THE SOUTHEAST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE SOUTHWEST CORNER OF SAID PATTON TRACT, THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND THE NORTH LINE OF SAID ALLEY, GENERALLY ALONG A FENCE LINE, A DISTANCE OF 56.96 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, THE SOUTHWEST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED DATED OCTOBER 10, 1996, TO LAURALEE KIELY VALLON AND JEFFREY PAUL VALLON, RECORDED IN VOLUME 909, PAGE 728 OF SAID OFFICIAL PUBLIC RECORDS, THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 27 MINUTES 43 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND SAID VALLON TRACT, A DISTANCE OF 160.00 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, THE NORTHWEST CORNER OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT, THE NORTHEAST CORNER OF SAID VALLON TRACT, IN THE SOUTH LINE OF SAID CRAIG STREET, THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A 5/8" STEEL REBAR FOUND AT THE NORTHWEST CORNER OF SAID VALLON TRACT BEARS SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 70.11 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECRETARY OF HOUSING AND URBAN DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID CRAIG STREET, A DISTANCE OF 55.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.21 ACRE OF LAND AS SURVEYED ON THE GROUND ON OCTOBER 08, 2008, BY SZURGOT AND PEEDE LAND SURVEYORS, LTD.

Reported Address: 314 CRAIG STREET, HILLSBORO, TX 76645