

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

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2019 APR 25 P 1:36

**DEED OF TRUST INFORMATION:**

**Date:** 08/10/2017  
**Grantor(s):** ETHAN THOMAS WATSON, UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$106,043.00  
**Recording Information:** Book 1918 Page 820 Instrument 00090414 ; re-recorded under Book 1934 Page 107 Instrument 00093121  
**Property County:** Hill  
**Property:**

ALL THAT CERTAIN LOT OR PARCEL OF LAND CONTAINING 0.262 ACRES BEING ALL OF LOT 11, BLOCK 3 OF THE WOODLAND HILLS ADDITION SECTION 1 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 392, PAGE 488 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED ON EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 11, BLOCK 3 OF THE WOODLAND HILLS ADDITION, SECTION 1 SUBDIVISION IN HILL COUNTY TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 392, PAGE 488 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DURLYN MARLE NELSON, ET VIR, HERMAN EDWARD NELSON TO TAMMY WAGER RECORDED IN VOLUME 1509, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE WEST LINE OF OAKWOOD ROAD FOR THE

NORTHEAST CORNER OF SAID LOT 11, SAID ROD BEING S30 DEGREES 14'53"E 330.32 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF OAKWOOD ROAD, WITH THE SOUTH LINE OF TEELING TRAIL FOR THE NORTHEAST CORNER OF SAID BLOCK 3:

THENCE WITH THE WEST LINE OF OAKWOOD ROAD, S30 DEGREES 06'43"E 95.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A CHAIN LINK FENCE, S56 DEGREES 04'31"W 119.78 FEET TO A 1/2" IRON PIPE FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A WOOD PRIVACY FENCE, N30 DEGREES 06'21"W 96.10 FEET TO A CHAIN LINK FENCE CORNER POST FOUND SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A CHAIN LINK FENCE, N56 DEGREES 36'02"E 119.70 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.262 ACRES OF LAND.

**Reported Address:** 115 OAKWOOD RD, 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:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of June, 2019  
**Time of Sale:** 11:00 AM 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, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Denise Boerner, Michelle Schwartz, Kathy Arrington, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

