

19-01298
1301 HCR 3110 N, HILLSBORO, TX 76645

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.874 ACRES SITUATED IN THE JOHN LANGFORD SURVEY A-534 OF HILL COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.
"SEE EXHIBIT A"

Security Instrument: Deed of Trust dated February 4, 2015 and recorded on February 5, 2015 at Instrument Number 00071280 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information: July 2, 2019, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CLIFFORD WAYNE LUTKENHAUS secures the repayment of a Note dated February 4, 2015 in the amount of \$143,355.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

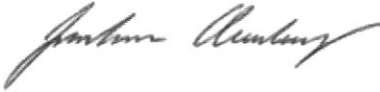
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 MAY 23 P 12:55

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 IMMEDIATELY.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Substitute Trustee(s): Donna Stockman, Tim Lewis,
Brenda Wiggs, Denise Boerner, Guy Wiggs, David
Stockman, Michelle Schwartz, Kathy Arrington,
Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Dana Kamin, Juanita
Cox, Jimmy Carroll Brewer, Stephen Rawlings
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

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Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the John Langford Survey A-534 in Hill County, Texas and being a part of that certain 71 acre tract described in a deed from James A. Attebery et ux, Velma E. Attebery to Robert E. Young et ux, Clydene I. Young recorded in Volume 587, Page 276 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Patrick A. Roberts to Natalie I. Meeks et vir, Jason E. Meeks and George W. Herring recorded in Volume 1511, Page 514 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 3/8" iron rod found at the "T" intersection of the center of HCR #3105 with the center of HCR #3110 N and in the west line of that certain tract described in a deed to JLHF Holding, LP. recorded in Volume 1591, Page 313 of the Official Public Records of Hill County for an inside ell corner of the M. C. Smith Survey A-881, for the northeast corner of said Langford Survey, for the southeast corner of that certain tract described in a deed to Edwin J. Hejl recorded in Volume 735, Page 792 of the Deed Records of Hill County, for the northeast corner of said 71 acre tract, and for the northeast corner of this:

THENCE with the west line of said JLHF tract, with the east line of said Langford Survey, with the east line of said 71 acre tract, and generally along the center of HCR #3110 N, S30°43'26"E 465.59 feet to a 1/2" iron rod found for the northeast corner of that certain 18.000 acre tract described in a Contract of Sale and Purchase to Charles E. Cardenas recorded in Volume 636, Page 620 of the Deed Records of Hill County and for the southeast corner of this;

THENCE with the north line of said Cardenas tract and generally along a fence as extended, S59°17'31"W, at 25.05 feet passing a 1/2" iron rod set for reference, in all a distance of 550.64 feet to a 5/8" iron rod found at a fence corner for the southeast corner of that certain 1.06 acre tract described in a deed to Carla Sue Garrett recorded in Volume 1097, Page 477 of the Official Public Records of Hill County and for the southwest corner of this;

THENCE generally along a fence and with the extension thereof, N30°41'50"W, at 446.43 feet passing a 1/2" iron rod found at a fence corner for reference, in all a distance of 464.07 feet to a cotton spindle set in the north line of said 71 acre tract, in the north line of said Langford Survey, in the south line of said Hejl tract, and in the center of HCR #3105 for the northeast corner of said Garrett tract and for the northwest corner of this;

THENCE generally along the center of HCR #3105, N59°07'59"E 550.43 feet to the place of beginning, containing 5.874 acres of land, of which approximately 0.480 acres lies in a public road.