

70

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 SEP 26 A 9:02 0000007695687

207 S MAPLE STREET
MALONE, TX 76660

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: November 05, 2019
Time: The sale will begin at 11:00 AM or not later than three hours after that time.
Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 18, 2014 and recorded in Document VOLUME 1813, PAGE 73; AS AFFECTED BY VOLUME 1816, PAGE 54 real property records of HILL County, Texas, with DAVID D WOOD AND ADDIE M WOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID D WOOD AND ADDIE M WOOD, securing the payment of the indebtednesses in the original principal amount of \$61,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HOME POINT FINANCIAL CORPORATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. HOME POINT FINANCIAL CORPORATION F/K/A STONEGATE MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o HOME POINT FINANCIAL CORPORATION F/K/A STONEGATE MORTGAGE
4849 GREENVILLE AVE.
SUITE 800
DALLAS, TX 75206



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, PATRICK ZWIERS, SHAWN SCHILLER, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, KRISTOPHER HOLUB, DANA KAMIN, RONDA TYLER OR CECIL KESTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

207 S MAPLE STREET
MALONE, TX 76660

00000007695687

00000007695687

HILL

EXHIBIT "A"

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS AND BEING ALL OF LOTS NOS. TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK TWO (2) OF THE ORIGINAL TOWN OF MALONE, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID TOWN RECORDED IN VOLUME 83, PAGE 146, DEED RECORDS OF HILL COUNTY, TEXAS AND BEING THE SAME AND IDENTICAL PROPERTY DESCRIBED IN A WARRANTY DEED FROM ESTHER KELM TO W.C. ONSTOTT AND WIFE, ELISABETH ONSTOTT, DATED AUGUST 23, 1976, RECORDED IN VOLUME 553, PAGE 958, DEED RECORDS OF HILL COUNTY, TEXAS.

4. Defendants Randy Quattlebaum and Diana Cashion are agreed to the entry of this final judgment.

5. The Loan Agreement between David D. Wood and Addie M. Wood ("Decedents") and the Plaintiff is in default and that Plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

6. Plaintiff is entitled to the relief sought in Plaintiff's original petition. Therefore it is:

ORDERED that:

All of David D. Wood and Addie M. Wood's ("Decedents") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedents' rights, title and interests in the real property and improvements commonly known as 207 S Maple Street, Malone, TX 76660 (the "Property"), and legally described as:

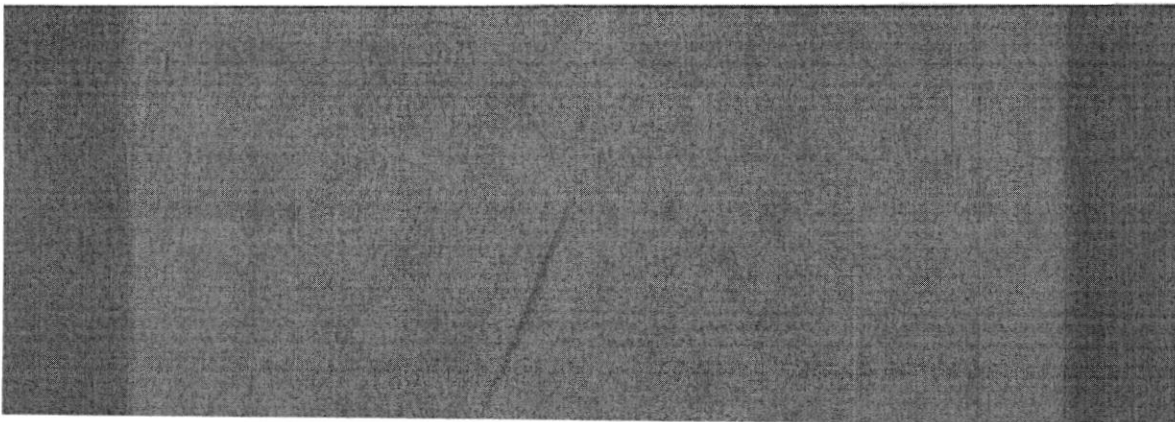
ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS AND BEING ALL OF LOTS NOS. TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK TWO (2) OF THE ORIGINAL TOWN OF MALONE, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID TOWN RECORDED IN VOLUME 83, PAGE 146, DEED RECORDS OF HILL COUNTY, TEXAS AND BEING THE SAME AND IDENTICAL PROPERTY DESCRIBED IN A WARRANTY DEED FROM ESTHER KELM TO W.C. ONSTOTT AND WIFE, ELISABETH ONSTOTT, DATED AUGUST 23, 1976, RECORDED IN VOLUME 553, PAGE 958, DEED RECORDS OF HILL COUNTY, TEXAS.

FURTHER ORDERED Plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated December 18, 2014 and filed and recorded at VOLUME 1813, PAGE 73; AS AFFECTED BY VOLUME 1816, PAGE 54; AS AFFECTED BY VOLUME 1981, PAGE 703; in the Official Public Records of Hill County, Texas.

FURTHER ORDERED that this Judgment serves as an Order authorizing Plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

Agreed Final Judgment
BDFTE No. 7695687 | Wood

Page 2



FURTHER ORDERED that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that Plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants.

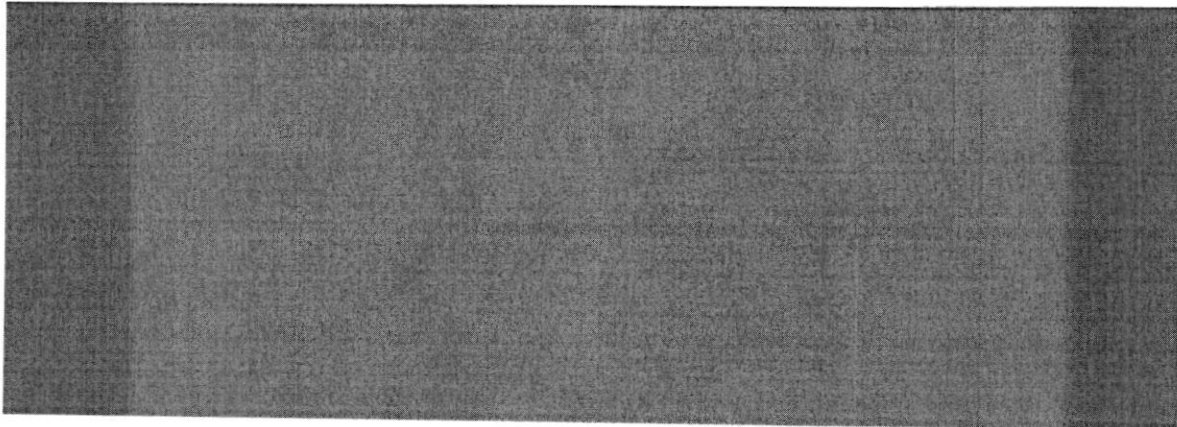
FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 28 day of Aug 2019.


PRESIDING JUDGE



AGREED AND ENTRY REQUESTED:

/s/ Jessica A. Riley
Jessica A. Riley
State Bar No.: 24102416
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 341-0527 (Phone)
(972) 341-0734 (Facsimile)
JessicaR@bdfgroup.com

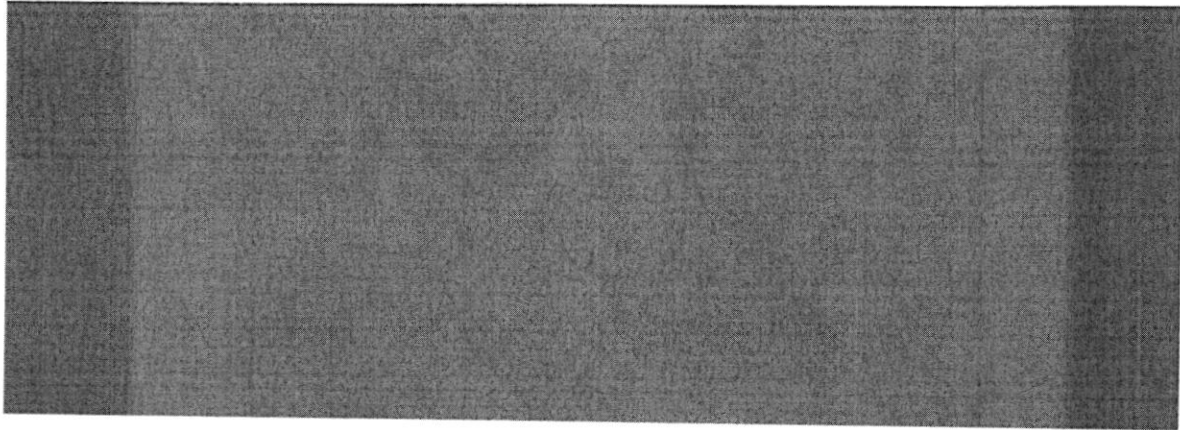
ATTORNEY FOR PLAINTIFF

AGREED AND ENTRY REQUESTED:

Randy Quattlebaum
Randy Quattlebaum
800 Chattanooga Road
Amarillo, TX 79118
Tel. (806) 674-8131
Email: amarilloQ21@gmail.com
PRO SE

AGREED AND ENTRY REQUESTED:

Diana Cashion Tillery
Diana Cashion
113 S. Donation Street
Tioga, TX 76271
Tel. 940-536-5177
Email: tilleryd44@gmail.com
PRO SE



AGREED AND ENTRY REQUESTED.

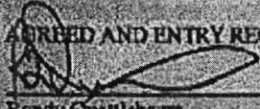
Brenda Bartlett

/s/ Jessica A. Riley

Jessica A. Riley
State Bar No. 24102416
4004 Belt Line Road, Suite 100
Addison, Texas 75001-4320
(972) 341-0527 (Phone)
(972) 341-0734 (Facsimile)
JessicaR@hdtgroup.com

ATTORNEY FOR PLAINTIFF

AGREED AND ENTRY REQUESTED.


Randy Quattlebaum
800 Charanooga Road
Amarillo, TX 79118
Tel. (806) 674-8131
Email: amarlo001@gmail.com
PRO SE

AGREED AND ENTRY REQUESTED.

Diana Cashion
113 S. Donation Street
Tioga, TX 76271
Tel. _____
Email: _____
PRO SE

Diana Cashion
113 S. Donation Street
Tioga, TX 76271