

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

2019 FEB 12 A 11: 28

**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. **Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN HAYS SURVEY, ABSTRACT 361, HILL COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS 4.46 ACRES IN THE DEED FROM CURTIS P. KNOWLES AND WIFE, ROXANN KNOWLES TO KAY C. JAMES DATED SEPTEMBER 17, 1988 RECORDED IN VOLUME 990 PAGE 783 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/01/2011 and recorded in Book 1926 Page 115 real property records of Hill County, Texas.

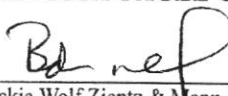
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
Date: 03/05/2019  
Time: 11:00 AM  
Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by PEGGY HARRISON, provides that it secures the payment of the indebtedness in the original principal amount of \$53,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Home Investment Fund II, LP is the current mortgagee of the note and deed of trust and SN SERVICING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Home Investment Fund II, LP c/o SN SERVICING CORPORATION, 323 5th Street, Eureka, CA 95501 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

CAUSE NO. 53252

HOME INVESTMENT FUND II, LP,

PLAINTIFF,

v.

PEGGY FREEMAN HARRISON; MOM HAVEN 7, LP; TRANSPORTATION ALLIANCE BANK, INC. and HOME OPPORTUNITY, LLC,

DEFENDANTS.

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IN THE DISTRICT COURT

HILL COUNTY, TEXAS

66TH JUDICIAL DISTRICT

FILED  
ANGELIA ORR  
DISTRICT CLERK  
HILL COUNTY  
2017 NOV - 2 AM 9:32

DEFAULT JUDGMENT

On this date the Court considered the *Motion for Default Judgment as to Defendants Peggy Freeman Harrison and Mom Haven 7, LP* (the "Motion for Default Judgment") filed by Home Investment Fund II, LP ("Plaintiff"), in accordance with Texas Rule of Civil Procedure 239. The Court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing Plaintiff's Motion and the pleadings, the Court finds as follows:

1. Defendants Peggy Freeman Harrison and Mom Haven 7, LP (Collectively the "Defendants") were served with the citation and Petition and the returns of service have been on file with the clerk of the Court for at least ten days, exclusive of the date of filing and the date this Judgment is signed.

2. Plaintiff has filed the appropriate Certificate of Last Known Address and the appropriate Servicemember's Affidavit certifying that the Defendants are not in the military service.

A rectangular stamp from the District Clerk of Hill County, Texas. The stamp contains the text "I CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN MY OFFICE ON 11/02/2017 AT 9:32 AM". The stamp is signed by Angelia Orr, District Clerk, with a handwritten signature across the bottom. The text "HILL COUNTY, TEXAS" is also visible within the stamp's border.