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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 MAR 17 PM 1:43

106 GRAYSON DR
ITASCA, TX 76055

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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: May 03, 2022
Time: The sale will begin at 1:00 PM 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 05, 2008 and recorded in Document VOLUME 1578, PAGE 136 real property records of HILL County, Texas, with NANCY NOLEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

Obligations Secured. Deed of Trust or Contract Lien executed by NANCY NOLEN, securing the payment of the indebtednesses in the original principal amount of \$90,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TRUIST BANK FKA BB&T 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. TRUIST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o TRUIST BANK
1001 SEMMES AVENUE
MAIL CODE RVW 3014
RICHMOND, VA 23224



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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER 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.



Israel Saucedo

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: _____

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HILL



FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 4, BLOCK 2 OF THE IRA BEARD ADDITION, SECTION III TO THE CITY OF ITASCA, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 632, PAGE 134 OF THE DEED RECORDS OF HILL COUNTY SAID LAND IS A PART OF THOSE CERTAIN TRACTS DESCRIBED IN A DEED FROM BENICE MANAGEMENT GROUP, L P TO THOMAS L CROW RECORDED IN VOLUME 1380, PAGE 322 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF GRAYSON DRIVE FOR THE NORTHWEST CORNER OF SAID LOT 4

THENCE WITH THE SOUTH LINE OF GRAYSON DRIVE, S 65 DEG. 03' 36" E 79 97 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4

THENCE S 25 DEGREES 09' 01" W 110 09 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF THE IRA BEARD ADDITION, SECTION TWO, ACCORDING TO PLAT RECORDED IN SLIDE AB-234 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, FOR THE SOUTHEAST CORNER OF SAID LOT 4,

THENCE WITH THE NORTH LINE OF SAID SECTION TWO, N 65 DEGREES 22' 28" W 79 54 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4,

THENCE N 24 DEGREES 55' 31" E 110 53 FEET TO THE PLACE OF BEGINNING, CONTAINING 0 202 ACRES OF LAND

PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES