

#22

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

**Date:** 06/04/2018  
**Grantor(s):** KATHLEEN ROGGE, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ROYAL UNITED MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$72,000.00  
**Recording Information:** Book 1956 Page 772 Instrument 00096988  
**Property County:** Hill  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 918 E FRANKLIN ST, HILLSBORO, TX 76645

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**Mortgage Servicer Address:** 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of June, 2023  
**Time of Sale:** 01:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hill County Commissioner's Court, at the area most recently designated by the Hill County Commissioner's Court.

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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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.

FILED 11:41 A M

MAY 5 2023

Nicole Tanner  
CLERK COUNTY, HILL COUNTY, TEXAS  
BY EDUARDO DEPUTY

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.

**Substitute Trustee(s):** Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded 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.

By: \_\_\_\_\_

#### Exhibit "A"

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE J.A. HANLEY SURVEY A-403 IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM J. W. FREELAND ET UX, E. R. FREELAND TO W. F. MACKEY RECORDED IN VOLUME 193, PAGE 551 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM WAYNE BOWER ET UX, BETTY BOWER TO ROBIN L. RALSTON, ET AL RECORDED IN VOLUME 1237, PAGE 509 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF EAST FRANKLIN STREET FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO FREDRICK BRISTER RECORDED IN VOLUME 938, PAGE 508 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE NORTHWEST CORNER OF SAID MACKEY TRACT, AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF EAST FRANKLIN STREET AND WITH THE NORTH LINE OF SAID MACKEY TRACT, EAST 64.76 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS;

THENCE SOUTH 169.65 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO ALFONSO PINEDA GUTIERREZ RECORDED IN VOLUME 1214, PAGE 800 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY FOR THE SOUTHEAST CORNER OF THIS;

THENCE N 89 DEGREES 38 MINUTES 10 SECONDS W 65.00 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID MACKEY TRACT AND IN THE EAST LINE OF THAT CERTAIN TRACT CONVEYED IN A DEED TO B. G. BALLARD RECORDED IN VOLUME 729, PAGE 108 OF THE DEED RECORDS OF HILL COUNTY FOR THE NORTHWEST CORNER OF SAID GUTIERREZ TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 01 DEGREES 07 MINUTES 30 SECONDS E 24.56 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID BRISTER TRACT, AND N 00 DEGREES 05 MINUTES 58 SECONDS W 144.68 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.251 ACRES OF LAND. A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN ROGGE, AN UNMARRIED WOMAN BY DEED FROM LABON B. RUTH AND WIFE, SHIRRILANE S. RUTH RECORDED 09/15/2006 IN DEED BOOK 1441 PAGE 479, IN THE REGISTER'S OFFICE OF HILL COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254