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Our File Number: 16-00290

Name: CODY L BONHAM AND WIFE, WENDY BONHAM, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 8, 2007, CODY L BONHAM AND WIFE, WENDY BONHAM, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, executed a Deed of Trust/Security Instrument conveying to JANE ADAMS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR OMNI AMERICAN BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 002555, in Book 1475, at Page 0204, in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 2, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **HILL COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING AN OF LOIS 148, 149, 150, AND 163 AND A PART OF LOT 164 OF THE LOMA ALTA SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-230 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS AN THOSE CERTAIN TRACTS DESCRIBED IN DEEDS FROM O. T. SMYTH TO C. W. DENNIS RECORDED IN VOLUME 397, PAGE 297, FROM C. P. WARREN, ET AL TO C W. DENNIS ET UX, GWEN DENNIS RECORDED IN VOLUME 483, PAGE 618, FROM C. G. MURRAY TO C. W. DENNIS ET UX, LEDORA GEVEN DENNIS RECORDED IN VOLUME 489, PAGE 564, AND FROM LLOYD L. MOOSE ET UX, JMMITA E. MOOSE TO C W. DENNIS ET UX, LEDORA GWEN DENNIS RECORDED IN VOLUME 610, PAGE 396 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS ON EXHIBIT "A " ATTACHED HERETO AND MADE A PART HEREOF.

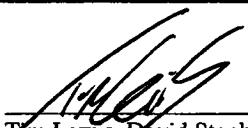
Property Address: 104 HILLTOP LANE
WHITNEY, TX 76692
Mortgage Servicer: DITECH FINANCIAL LLC fka GREEN TREE FINANCIAL LLC
Noteholder: DITECH FINANCIAL LLC fka GREEN TREE FINANCIAL LLC
11011 VIRGINIA DRIVE, #100A
FORT WASHINGTON, PA 19034

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 11th day of July, 2016.



Tim Lewis, David Stockman, Brenda Wigginton,
Donna Stockman, Denise Boerner, Christi Wigginton,
Lori McCarty, Substitute Trustees
FILED
NICOLE TANNER
HILL COUNTY CLERK
HILL COUNTY, TEXAS
2016 JUL 15 A 10:48

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

Exhibit A

Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 148, 149, 150, and 163 and a part of Lot 164 of the Loma Alta Subdivision in Hill County, Texas, according to plat recorded in Slide A-230 of the Official Plat Records of Hill County. Said land is all those certain tracts described in deeds from O. T. Smyth to C. W. Dennis recorded in Volume 397, Page 297, from C. P. Warren, et al to C. W. Dennis et ux, Gwen Dennis recorded in Volume 483, Page 618, 1668 from C. G. Murray to C. W. Dennis et ux, Ledora Gwen Dennis recorded in Volume 489, Page 564, and from Lloyd L. Moose et ux, Juanita E. Moose to C. W. Dennis et ux, Ledora Gwen Dennis recorded in Volume 610, Page 396 of the Dead Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south line of Hilltop Lane for the northwest corner of that certain 0.70 acre tract described in a deed to Joy Thomas recorded in Volume 1097, Page 838 of the Official Public Records of Hill County, for the northeast corner of said Lot 148, and for the northeast corner of this:

THENCE S26°10'42"E 150.03 feet to a 1/2" iron rod found for the southeast corner of said Lot 148, for the northeast corner of said Lot 164, for an inside ell corner of said Thomas tract, and for an outside ell corner of this;

THENCE with the north line of said Lot 164, S60°06'25"W 10.00 feet to a 1/2" iron rod set for an outside ell corner of said Thomas tract and for an inside ell corner of this;

THENCE S26°13'14"E 150.69 feet to a 5/8" iron rod found in the south line of said Lot 164 and in the north line of Creek Drive (Timberline Drive) for the southwest corner of said Thomas tract and for the southeast corner of this;

THENCE with the north line of Creek Drive, S59°35'29"W 190.33 feet to a 3/4" iron pipe found for the southwest corner of said Lot 163 and for the most southerly southwest corner of this;

THENCE N25°44'29"W 149.84 feet to a 1/2" iron rod found for the northwest corner of said Lot 163, for the southwest corner of said Lot 149, for the southeast corner of said Lot 150, and for an inside ell corner of this;

THENCE S59°29'54"W 181.80 feet to a 1/2" iron rod found in the east line of Canyon Drive for the southwest corner of said Lot 150 and for the most westerly southwest corner of this;

THENCE with the east line of Canyon Drive, N21°29'03"E 244.01 feet to a 1/2" iron rod set in the south line of Hilltop Lane for the north corner of said lot 150, for the northwest corner of said Lot 149, and for the northwest corner of this;

THENCE with the south line of Hilltop Lane, N59°32'29"E 200.00 feet to the place of beginning, containing 1.652 acres of land.