

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 FEB -7 P 3: 32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County
Deed of Trust Dated: June 23, 2015
Amount: \$37,780.00
Grantor(s): MICHAEL DEAN WATSON, JR.

Original Mortgagee: BANK OF AMERICA, N.A.
Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Document No. 00074407

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS MICHAEL DEAN WATSON, JR. is deceased.

Date of Sale: March 5, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANEY OR KATHY ARRINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

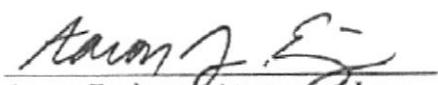
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006376



TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, AURORA CAMPOS, RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, VANESSA MCHANEY OR KATHY ARRINGTON
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

Exhibit "A"

Tract 1:

BEGINNING at a 1/2" iron rod set at a point N 62 deg 26 min 00 sec E 152.50 feet and N 28 deg 16 min 54 sec E 1156.56 feet from the southwest corner of said 15.294 acre tract, said southwest corner being the intersection of the south line of V.M. 2114 and the east line of West First Street;

THENCE: N 28 deg 16 min 54 sec E 228.49 feet to a 1/2" iron rod found for corner;

THENCE: S 63 deg 35 min 15 sec E 116.91 feet to a 1/2" iron rod found for corner;

THENCE: Around a curve to the right with radius 187.24 feet an arc distance of 54.61 feet (CHORD: S 55 deg 13 min 57 sec E 54.42 feet) to a 1/2" iron rod found for corner;

THENCE: S 47 deg 23 min 36 sec E 27.00 feet to a 1/2" iron rod found for corner in the west line of East First Street as it now exists on the ground;

THENCE: S 31 deg 42 min 58 sec W 217.57 feet along said west line to a 1/2" iron rod set for corner;

THENCE: N 62 deg 26 min 0 sec W 184.06 feet to the point of beginning, containing 1.000 acre of land.

Tract 2:

All that certain lot, tract or parcel of land lying and situated in the Town of Penelope, Hill County, Texas, being all of Lots 1, 2, 3, 18, 19, and 20 of Block 19, and all of Lots 1, 2, 3, 11 thru 26 of Block 20, and all of Lots 1 thru 12 of Block 21, and all of Lots 1 thru 4 and 7 thru 12 of Block 22, and all of Lots 1 thru 4 of Block 23, and all of Block 24, and all of Lots 1 thru 12 of Block 25, and all of Lots 1 thru 12 of Block 26, and all of Lots 1 thru 12 of Block 27, and all of Lots 1 thru 4 of Block 28, and all of Lots 1 thru 10 of Block 29 of the Town of Penelope, Hill County, Texas, according to the amended plat recorded in Volume 182, Page 38 of the Deed Records of Hill County, Texas, and recorded in Slides A-206 and A-207 of the Plat Cabinet Records of Hill County, Texas, being the same tract of land described in the deed from Doris H. Konvicka, Debbie Konvicka Wood and Ernest A. Konvicka, Jr. to Joe J. Domestica, Jr. dated August 29, 2006, recorded in Volume 1082, Page 603 of the Official Public Records of Hill County, Texas.