

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2010 JUN 05 10:01

DEED OF TRUST INFORMATION:

Date: 04/29/2009
Grantor(s): ROCKY L. HOY, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR VIEWPOINT BANKERS MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$57,234.00
Recording Information: Book 1595 Page 296 Instrument 00026983
Property County: Hill
Property:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE POLLY MEEKS SURVEY, ABSTRACT NO. 640, HILL COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED AS 2.6 ACRES IN THE DEED FROM RONALD L. HOLLAND TO VERNON VAN METER AND RONDA VAN METER, DATED JANUARY 16, 2008, RECORDED IN VOLUME 1526, PAGE 735 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT A CORNER LYING IN COUNTY ROAD 1227, BEING THE SOUTHEAST CORNER OF SAID 2.6 ACRE TRACT, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 49.12 ACRES IN THE DEED FROM RONALD L. HOLLAND AND WIFE, ELAINE HOLLAND, DATED MAY 16, 2007, RECORDED IN BOOK 1486, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEARS SOUTH 60 DEGREES 57 MINUTES 31 SECONDS WEST 443.11 FEET FROM A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 25.132 ACRES IN THE DEED TO RONNIE GOODMAN, ET UX, RECORDED IN VOLUME 1284, PAGE 630 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 60 DEGREES 57 MINUTES 31 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID 2.6 ACRE TRACT, 214.73 FEET TO A 1/2" IRON ROD SET AT A CORNER LYING IN THE INTERSECTION OF SAID COUNTY ROAD 1227 WITH THE WESTERLY LINE OF COUNTY ROAD 1221, BEING THE SOUTHWEST CORNER OF SAID 2.6 ACRE TRACT, SAID CORNER BEARS NORTH 60 DEGREES 57 MINUTES 31 SECONDS EAST 200.66 FEET FROM A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 25.132 ACRE TRACT;

THENCE NORTH 31 DEGREES 31 MINUTES 27 SECONDS WEST GENERALLY ALONG SAID WESTERLY LINE OF COUNTY ROAD 1221, 481.13 FEET TO A 1/2" IRON ROD SET AT A CORNER, BEING THE NORTHWEST CORNER OF SAID 2.6 ACRE TRACT, THE WESTERN MOST SOUTHWEST CORNER OF SAID 49.12 ACRE TRACT, SAID CORNER BEARS SOUTH 31 DEGREES 31 MINUTES 27 SECONDS EAST 1627.57 FEET FROM A 1/2" IRON ROD FOUND CAPPED "S&P" (CONTROL MONUMENT) AT A CORNER, BEING THE NORTHWEST CORNER OF SAID 49.12 ACRE TRACT;

THENCE NORTH 64 DEGREES 30 MINUTES 41 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 100.25 FEET TO AN 18" OAK TREE FOUND AT A FENCE CORNER;

THENCE NORTH 32 DEGREES 49 MINUTES 09 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 39.02 FEET TO A 1/2" IRON ROD FOUND CAPPED "S&P" AT A TWIN 28" OAK TREE;

THENCE NORTH 54 DEGREES 09 MINUTES 31 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 96.58 FEET TO A 1/2" IRON ROD FOUND CAPPED "S&P" (CONTROL MONUMENT) AT A 18" OAK TREE;

THENCE SOUTH 65 DEGREES 57 MINUTES 28 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 22.82 FEET TO A 1/2" IRON ROD SET AT A CORNER;

THENCE SOUTH 37 DEGREES 13 MINUTES 07 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 64.95 FEET TO A 1/2" IRON ROD SET AT A 24" OAK TREE;

THENCE SOUTH 25 DEGREES 34 MINUTES 27 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, PARALLEL TO AND 1.8 FEET EAST OF A FENCE LINE, 36.16 FEET TO A 1/2" IRON ROD SET AT A 24" OAK TREE STUMP;

THENCE SOUTH 15 DEGREES 05 MINUTES 19 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, 93.68 FEET TO A 1/2" IRON ROD SET AT A CORNER;

THENCE SOUTH 30 DEGREES 24 MINUTES 35 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 2.6 ACRE TRACT AND SAID 49.12 ACRE TRACT, AT 271.85 FEET PASSING A 1/2" IRON ROD SET FOR REFERENCE, CONTINUING IN ALL 294.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.54 ACRES OF LAND.

Reported Address: 915 HCR 1227, WHITNEY, TX 76692

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of September, 2019
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hill County Commissioner's Court.

Substitute Trustee(s): Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Patrick Zwiers, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Dana Kamin, Ronda Tyler, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

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

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

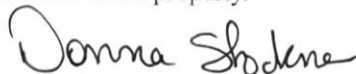
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Patrick Zwiers, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Dana Kamin, Ronda Tyler, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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. Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Patrick Zwiers, Shawn Schiller, Angie Uselton, Ramiro Cuevas, Aurora Campos, Kristopher Holub, Dana Kamin, Ronda Tyler, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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.
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.

Very truly yours,



Bonial & Associates, P.C.