

19-03759  
113 4TH ST, HILLSBORO, TX 76645

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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

2019 DEC -5 A 11: 36

Property: The Property to be sold is described as follows:  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated October 7, 2004 and recorded on January 19, 2005 at Instrument Number 00597 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information: January 7, 2020, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by YOLANDA GREEN secures the repayment of a Note dated October 7, 2004 in the amount of \$19,850.44. IDAHO HOME BUYERS GROUP, LLC, whose address is c/o Idaho Home Buyers Group, LLC, PO Box 1357, Scottsdale, AZ 85252-1357, is the current mortgagee of the Deed of Trust and Note and Idaho Home Buyers Group, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

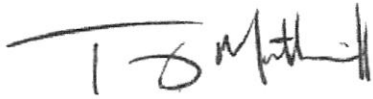
Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**



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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.



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



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Substitute Trustee(s): Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Vanessa McHaney, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Guy Wiggs  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

## EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONTAINING 0.295 ACRES LYING AND SITUATED IN THE J.A. CARUTHERS SURVEY A-148, LOT 5B, IN HILL COUNTY, TEXAS. SAID LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE SET IN THE NORTH LINE OF FOURTH STREET, SAID POINT BEING S 89 DEG. 44 MIN. 30 SEC. W 112.00 FEET FROM THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF IVY STREET, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED FROM THE ESTATE OF CARRIE L. MASS ET AL TO C.J. LONG AS RECORDED IN VOLUME 493, PAGE 1028 OF THE DEED RECORDS OF HILL COUNTY.

THENCE N 0 DEG. 0 MIN. 0 SEC. E 128.50 FEET ALONG LONG'S WEST LINE TO AN IRON STAKE SET FOR CORNER;

THENCE S 89 DEG. 44 MIN. 30 SEC. W 100.00 FEET TO AN IRON STAKE SET IN A FENCE LINE FOR CORNER;

THENCE S 0 DEG. 0 MIN. 0 SEC. E 128.50 FEET ALONG SAID FENCE TO AN IRON STAKE SET FOR CORNER IN THE NORTH LINE OF FOURTH STREET;

THENCE N 89 DEG. 44 MIN. 30 SEC. E 100.00 FEET ALONG SAID NORTH LINE TO THE PLACE OF THE BEGINNING, CONTAINING 0.295 ACRES OF LAND.