

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
EILERS, MATTHEW  
138 QUAIL LAKE DRIVE EAST, WHITNEY, TX 76692

FHA 513-1411519-703  
Firm File Number: 19-034556

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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF TRUSTEE'S SALE**

2019 OCT 31 A 10:56

WHEREAS, on November 20, 2018, MATTHEW E. EILERS, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, BBMC MORTGAGE, A DIVISION OF BRIDGEWATER BANK GROUP in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 00100990, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Hill 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

PLEASE SEE EXHIBIT "A"

Property Address: 138 QUAIL LAKE DRIVE EAST  
WHITNEY, TX 76692  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.

SUBSTITUTE TRUSTEE  
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, Russell Stockman or Denise Boerner  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

## EXHIBIT "A"

All that certain lot tract or parcel of land being all of Lot I and a portion of Lot IA, Quail Lake Estates, a subdivision on Lake Whitney out of the Joseph Punchard Survey, Abstract No. 7, according to the plat recorded in Volume 505, Page 1053 of the Deed Records of Hill County, Texas, being the same tract of land described as 1.075 acres in the Warranty Deed from Julia Ann Clark, Individually and as Independent Executrix of the Estate of Michael Charles Clark to Michael Dean Chandler and Sonya Denise Chandler, dated December 2, 2016, recorded in Volume 1889, Page 608 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

**BEGINNING** at a point lying in a telephone pedestal at the intersection of the southerly right-of-way line of F.M. Highway No. 1713, a 100 foot right-of-way per plat, with the easterly right-of-way line of Quail Lake East, a 45 foot right-of-way per plat, and lying in the southerly line of that certain tract of land described as Tract No. 1 and called 11.297 acres in the Right-of-Way Deed from Mrs. Olivia Greenwade, Independent Executrix of the Estate of T.P.S. McCown, Jr. to the State of Texas, executed July 9, 1959, recorded in Volume 424, Page 18 of the Deed Records of Hill County, Texas, being the northwest corner of said Lot 1 and said 1.075 acre tract, said corner bears North 30 degrees 00 minutes 00 seconds East 45.00 feet from a 1/2" steel rebar found (control monument) for the northeast corner of Lot 13 of said subdivision;

**THENCE** North 30 degrees 00 minutes 00 seconds East (directional control line) along the southerly right-of-way line of said Highway, at 239.89 feet passing a 3/8" steel rebar found for the northeast corner of said Lot 1 and the northwest corner of said Lot 1A, continuing in all 319.74 feet to a 1/2" steel rebar found (control monument) for the northeast corner of said 1.075 acre tract, being the northwest corner of that certain tract of land described as 0.762 acre in the Warranty Deed with Vendor's Lien from Wayne Verdel Rudisill, et ux Jerrilyn J. Rudisill to Brazos Recovery Center, LLC, dated December 2, 2013, recorded in Volume 1774, Page 571 of the Official Public Records of Hill County, Texas;

**THENCE** South 14 degrees 57 minutes 46 seconds East over and across said Lot 1A along the common line between said 1.075 acre tract and said 0.762 acre tract, 59.00 feet to a 1/2" steel rebar found capped "Ince";

**THENCE** South 35 degrees 19 minutes 48 seconds East over and across said Lot 1A along the common line between said 1.075 acre tract and said 0.762 acre tract and partially along a fence, 150.94 feet to a 1/2" steel rebar found lying in the southerly line of said Lot 1A, being the northerly line of Lot 1B of said subdivision, being the southeast corner of said 1.075 acre tract, the southwest corner of said 0.762 acre tract;

**THENCE** South 38 degrees 34 minutes 25 seconds West along the common line between said Lot 1, said Lot 1A and said Lot 1B, the southerly line of said 1.075 acre tract and generally along an overhead electric line, at 73.93 feet passing a 1/2" steel rebar found for the southwest corner of said Lot 1A, the southeast corner of said Lot 1, continuing in all

**273.95 feet to a 1/2" steel rebar found (control monument) lying in the northerly right-of-way line of said Quail Lake East for the southwest corner of said Lot 1, the northwest corner of said Lot 1B;**

**THENCE North 37 degrees 57 minutes 12 seconds West along the northeasterly right-of-way line of said Quail Lake East, 148.90 feet to the point of beginning and containing 1.08 acres of land, more or less as surveyed on the ground October 29, 2018 under Job Number 101518 by Peede & Associates Land Surveyors, Ltd.**