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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 APR -9 A 11:47

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: September 17, 2012

Grantor: MICHAEL D. PERRINE and LOIS PERRINE, husband and wife

Beneficiary: Nicholas D. Ricco 2304 Water Mill Court, Carrollton, Dallas, County Texas 75006

Original Principal: \$65,000.00

Recording Information: Instrument 00053774 OPR Vol: 1727 Page:439

1. *Property to Be Sold.* The property to be sold is described as follows:
Being a Lot 45, WHITE BLUFF SUBDIVISION, NUMBER 38, Hill Country, Texas, according to the plat recorded in Slide A-158, Plat Records, Hill Country, Texas.
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust filed in the real property records of Hill County, Texas, document no. 0053774.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: June 5, 2018

Time: The sale will begin no earlier than 1:00 p.m.. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The sale will be conducted in the area immediately adjacent to the location where this Notice of Foreclosure was posted.

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 said note was Renewed, Extended and Modified on November 1, 2014, with the principal balance being \$48,395.84.

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, Cheryl D. Smith, Trustee, has been appointed to sell the Property to satisfy the indebtedness;

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. 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.
3. The property shall be offered "AS-IS", purchasers shall buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality of nature of title to be acquired. Purchasers will received whatever Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale.

Signed:



Cheryl D. Smith, Trustee
3100 West 7th Suite 230
Fort Worth, Texas 76107
817-475-3034
817-288-0641 fax