

39

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE**

2016 FEB 25 A 10:19

**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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: BEING ALL OF LOT TWENTY-NINE (29) OF HIGHLAND CIRCLE ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT FILED IN VOLUME 684, PAGE 860 OF THE DEED RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/11/2008 and recorded in Book 1556 Page 406 Document 00018880 real property records of Hill County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:


- Date: 04/05/2016
- Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
- Place: Hill County Courthouse, Texas at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by ANNA M KHALAF AND EYAD M KHALAF, provides that it secures the payment of the indebtedness in the original principal amount of \$83,639.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BRANCH BANKING AND TRUST COMPANY is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is BRANCH BANKING AND TRUST COMPANY c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, MICHAEL W. ZIENTZ, OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
 \_\_\_\_\_  
 Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 \_\_\_\_\_  
 TIM LEWIS, DENISE BOERNER, BRENDA WIGGS,  
 DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS,  
 ANGELA LEWIS, JUANITA COX, JIMMY CARROLL  
 BREWER, STEPHEN RAWLINGS, DIASHA PERKINS,  
 MICHAEL W. ZIENTZ, OR CARL NIENDORFF  
 c/o AVT Title Services, LLC  
 13770 Noel Road #801529  
 Dallas, TX 75380-1529

