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NOTICE OF TRUSTEE'S SALE

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

DEED OF TRUST INFORMATION:

2015 NOV 10 PM 1:25

Grantor(s)	Thomas L. Middlebrook and Frances A. Middlebrook	Deed of Trust Date	November 26, 2007
Original Mortgagee	Judith O. Smith Mortgage Group, Inc.	Recording Information	Book #: 1527 Page #: 158 in Hill County, Texas
Original Trustee	Tommy Bastian	Original Principal	\$90,000.00
Property County	Hill	Property Address	606 North San Jacinto Street, Whitney, TX 76692

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	James B. Nutter & Company	Mortgage Servicer	James B. Nutter & Company
Current Beneficiary	James B. Nutter & Company	Mortgage Servicer Address	4153 Broadway, Kansas City, MO 64111

SALE INFORMATION:

Date of Sale	12/01/2015
Time of Sale	12:00 PM or no later than 3 hours thereafter
Place of Sale	The East door of the Courthouse County 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 Trustees	Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Lori McCarty, Denise Boerner, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING ALL OF LOTS SIX (6) AND SEVEN (7), AND THE NORTH 1/2 OF LOT EIGHT (8), BLOCK FIFTY ONE (51), OF THE ORIGINAL TOWN OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT TRACT DESCRIBED IN A DEED FROM C.H. BELCHER, ET AL TO W.T. MIDDLEBROOK RECORDED IN VOLUME 266, PAGE 174 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF NORTH SAN JACINTO STREET WITH THE SOUTH LINE OF EAST WILSON AVENUE FOR THE NORTHWEST CORNER OF SAID BLOCK 51, FOR THE NORTHWEST CORNER OF LOT 6, AND FOR THE NORTHWEST CORNER OF THIS:

THENCE WITH THE SOUTH LINE OF EAST WILSON AVENUE, EAST 144.99 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF A 20 FOOT ALLEY FOR THE NORTHEAST CORNER OF SAID LOT 6 AND FOR THE NORTHEAST CORNER OF THIS:

THENCE WITH THE WEST LINE OF SAID ALLEY, S 00 DEGREES 05' 21" W 124.98 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF SAID LOT 8 FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO GEORGE B. WHITE RECORDED IN VOLUME 585, PAGE 675 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE SOUTHEAST CORNER OF THIS:

THENCE S 89 DEGREES 58' 30" W 115.03 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF LOT 8 AND IN THE EAST LINE OF NORTH SAN JACINTO STREET FOR THE NORTHWEST CORNER OF SAID WHITE TRACT AND FOR THE SOUTHWEST CORNER OF THIS:

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 816-00159

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THENCE WITH THE EAST LINE OF NORTH SAN JACINTO STREET, N 00 DEGREES 06' 31" E 125.03 FEET TO THE PLACE OF BEGINNING CONTAINING 0.330 ACRES OF LAND.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

NOTICE OF TRUSTEE'S SALE

Dated November 9, 2015.

/s/ Michael Linke

**Michael Linke
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800**

Return to:
TAHERZADEH, PLLC