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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2021 NOV 18 AM 11:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Hill County Texas Home Equity Security Instrument

Date of Security Instrument:	February 14, 2005
Amount:	\$47,751.49
Grantor(s):	DANNY W. BUSBY, A SINGLE PERSON
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES AHP SERVICING
Original Trustee:	RICK LOVING
Mortgage Servicer and Address:	American Homeowner Preservation Trust Series Servicing 440 S. LaSalle St., Suite 1110 Chicago, IL 60605
Recording Information:	Recorded on 2/25/2005, as Instrument No. 001841 in Book 1331 Page 0269 Hill County, Texas
Legal Description:	BEING THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE G W SHELTON SURVEY A-874 IN HILL COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	1/4/2022
Earliest Time Sale Will Begin:	11:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Hill County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Default Order was entered on 11/12/2019, under Cause No. CV195-19DC, in the 66th Judicial District Judicial District Court of Hill County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein.



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The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 11/16/2021.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

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Legal Description

BEING THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE G W SHELTON SURVEY, A-874 IN HILL COUNTY, TEXAS, SAID LAND IS PART OF THAT CERTAIN 23.96 ACRE TRACT DESCRIBED IN DEED FROM RESOLUTION TRUST CORPORATION TO DAVID W SUGGS ET UX, SANDRA K SUGGS, AS RECORDED IN VOLUME 730, PAGE 412, OF THE DEED RECORDS OF HILL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT 1/2 IRON ROD FOUND AT A FENCE CORNER IN THE WEST OF A TRACT DESCRIBED IN DEED TO GRACE GOODMAN VANDERFORD FOR THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO KARL LEE REDDELL AS RECORDED IN VOLUME 877, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE SOUTHEAST CORNER OF SAID 23.96 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS; THENCE GENERALLY ALONG A FENCE AND THE NORTH LINE OF SAID REDDELL TRACT, SOUTH 60 DEG 54' 43" WEST 820.18 FEET TO A 4" PIPE FENCE CORNER FOUND SET IN CONCRETE FOR THE SOUTHEAST CORNER OF A 4.23 ACRE TRACT DESCRIBED IN A DEED OF TRUST FROM DAVID W SUGGS ET UX, SANDRA K SUGGS, AS RECORDED IN VOLUME 243, PAGE 347 OF THE DEED OF TRUST RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS; THENCE GENERALLY ALONG A FENCE NORTH 27 DEG 20' 23" WEST 149.33 FEET TO A 4" PIPE FENCE CORNER FOR THE NORTHEAST CORNER OF SAID 4.23 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THIS; THENCE NORTH 59 DEG 38' 51" EAST 815.49 FEET TO A 5/8" IRON ROD SET IN A FENCE LINE IN THE WEST LINE OF SAID VANDERFORD TRACT FOR THE NORTHEAST CORNER OF THIS; THENCE GENERALLY ALONG SAID FENCE AND WITH THE WEST LINE OF SAID VANDERFORD TRACT, SOUTH 29 DEG 12' 07" EAST 167.26 FEET TO THE PLACE OF BEGINNING CONTAINING 2.970 ACRES OF LAND.

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