

#51

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 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 THIS NOTICE IMMEDIATELY.

DEED OF TRUST INFORMATION:

Date: 08/10/2017
Grantor(s): ETHAN THOMAS WATSON, UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$106,043.00
Recording Information: Instrument 00090414 ; re-recorded under Instrument 00093121
Property County: Hill
Property: (See Attached Exhibit "A")
Reported Address: 115 OAKWOOD RD, WHITNEY, TX 76692

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of February, 2022
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hill County Commissioner's Court, at the area most recently designated by the Hill County Commissioner's Court.

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

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, the original Trustee and any previously appointed Substitute Trustee has been removed and Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. 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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2021 NOV 29 PM 1:02

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Auction.com, David Ray, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

By: _____

Exhibit "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND CONTAINING 0.262 ACRES BEING ALL OF LOT 11, BLOCK 3 OF THE WOODLAND HILLS ADDITION SECTION 1 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 392, PAGE 488 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 11, BLOCK 3 OF THE WOODLAND HILLS ADDITION, SECTION 1 SUBDIVISION IN HILL COUNTY TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 392, PAGE 488 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DURLYN MARLE NELSON, ET VIR, HERMAN EDWARD NELSON TO TAMMY WEGER RECORDED IN VOLUME 1509, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET IN THE WEST LINE OF OAKWOOD ROAD FOR THE NORTHEAST CORNER OF SAID LOT 11, SAID ROD BEING S30 DEGREES 14'53"E 330.32 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF OAKWOOD ROAD, WITH THE SOUTH LINE OF TEELING TRAIL FOR THE NORTHEAST CORNER OF SAID BLOCK 3:

THENCE WITH THE WEST LINE OF OAKWOOD ROAD, S30 DEGREES 06'43"E 95.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A CHAIN LINK FENCE, S56 DEGREES 04'31"W 119.78 FEET TO A 1/2" IRON PIPE FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A WOOD PRIVACY FENCE, N30 DEGREES 06'21"W 96.10 FEET TO A CHAIN LINK FENCE CORNER POST FOUND SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 11;

THENCE GENERALLY ALONG A CHAIN LINK FENCE, N56 DEGREES 36'02"E 119.70 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.262 ACRES OF LAND.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254