

NOTICE OF SUBSTITUTE TRUSTEE SALE

#605

Deed of Trust Date:
6/24/1999

Grantor(s)/Mortgagor(s):
LESLIE R. GRAY, JOINED HEREIN PRO FORMA BY
HIS WIFE, STEPHANIE D. GRAY
Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Original Beneficiary/Mortgagee:
COUNTRYWIDE HOME LOANS, INC.

Recorded in:
Volume: 1025
Page: 006
Instrument No: 004768

Property County:
HILL

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 1 North Waco St., Hillsboro, Hill, TX, 76645 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY TEXAS
2022 NOV 15 A 11:29

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 stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

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, Tiffney Bruton, Auction.com, David Ray, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington or Brandy Bacon or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

LEGAL DESCRIPTION EXHIBIT A

FIELD NOTES for a lot, tract, or parcel of land containing 16.001 acres lying and situated in the J. Gibson Survey A-351 in Hill County, Texas. Said land is all of that certain 16.0 acre tract described in a deed from Hermine Marek to Walter Marek et ux Evelyn Marek as recorded in Volume 572, Page 30 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in Hill County Road 2340, for the northwest corner of 16.0 acre tract;

THENCE: N 59 deg 50 min 0 sec E 580.30 feet partially along a fence line to a 1/2 inch iron rod set at a fence corner, for the northeast corner of said 16.0 acre tract;

THENCE: S 30 deg 27 min 7 sec E 1265.39 feet partially along a fence line to a 3/8 inch iron rod found, for the southeast corner of said 16.0 acre tract;

THENCE: S 72 deg 18 min 53 sec W 595.04 feet partially along a fence line to a 1/2 inch iron rod found in said county road, for the southwest corner of said 16.0 acre tract;

THENCE: N 30 deg 27 min 0 sec W (base bearing) 1136.79 feet along said county road to the place of beginning, containing 16.001 acres of land.

I certify that the above field notes represent a true and accurate survey as made by me on the ground June 18, 1999.