

4

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: 08/26/2022
Grantor(s): DEANA GARCIA AND DAVID GARCIA, SPOUSES MARRIED TO EACH OTHER
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GO MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$202,700.00
Recording Information: Book 2214 Page 332 Instrument 00140027
Property County: Hill
Property: (See Attached Exhibit "A")
Reported Address: 1045 HCR 2124 LOOP, 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: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2024
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, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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
2024 JAN 16 AM 9:44
POSTBOX

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, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, 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 350, 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"

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF WHITNEY, COUNTY OF HILL, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

BEING 5.025 ACRES SITUATED IN THE J. GREER SURVEY SURVEY, ABSTRACT NUMBER 320, HILL COUNTY, TEXAS AND BEING ALL OF THAT CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO HOOTEN AND ROSE ENTERPRISE, LLC RECORDED IN VOLUME 1917, PAGE 121, DEED RECORDS, HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID CALLED 5.00 ACRE TRACT, SAID IRON ROD ALSO BEING THE SOUTHERLY SOUTHEAST CORNER OF THAT CALLED 17.142 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLIAM ETHAN NEWBY AND WIFE, APRIL DIANE NEWBY RECORDED IN VOLUME 2011, PAGE 240, DEED RECORDS, HILL COUNTY, TEXAS AND BEING IN THE NORTH LINE OF A CALLED 18.05 ACRE TRACT OF LAND DESCRIBED BY DEED TO RONNIE SHIFLET AND LANA SHIFLET RECORDED IN VOLUME 1706, PAGE 71, DEED RECORDS, HILL COUNTY, TEXAS;

THENCE NORTH 31 DEGREES 49 MINUTES 55 SECONDS WEST, 366.62 FEET ALONG THE WEST LINE OF SAID CALLED 5.00 ACRE TRACT AND AN EAST LINE OF SAID CALLED 17.142 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 5.00 ACRE TRACT, SAID IRON ROD ALSO BEING AN ELL CORNER IN THE EAST LINE OF SAID CALLED 17.142 ACRE TRACT;

THENCE NORTH 59 DEGREES 13 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID CALLED 5.00 ACRE TRACT AND A SOUTH LINE OF SAID CALLED 17.142 ACRE TRACT, AT 582.87 FEET PASS A 1/2 INCH IRON ROD FOUND, IN ALL 599.58 FEET TO THE NORTHEAST CORNER OF SAID CALLED 5.00 ACRE TRACT, SAID POINT ALSO BEING THE EASTERLY SOUTHEAST CORNER OF SAID CALLED 17.142 ACRE TRACT AND BEING IN HILL COUNTY ROAD 2124 LOOP (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE SOUTH 30 DEGREES 50 MINUTES 05 SECONDS EAST, 367.43 FEET ALONG THE EAST LINE OF SAID CALLED 5.00 ACRE TRACT AND WITH SAID HILL COUNTY ROAD 2124 LOOP TO THE SOUTHEAST CORNER OF SAID CALLED 5.00 ACRE TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID CALLED 18.05 ACRE TRACT;

THENCE SOUTH 59 DEGREES 18 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 5.00 ACRE TRACT AND THE NORTH LINE OF SAID CALLED 18.05 ACRE TRACT, AT 19.80 FEET PASS A 1/2 INCH IRON ROD FOUND, IN ALL 593.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 218,872 SQUARE FEET OR 5.025 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION OF SUCH AREA OR QUANTITY, BUT IS FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254