

#50

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.

5965-1038

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1008 HCR 4114 SOUTH, ITASCA, TEXAS 76055

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF HILL COUNTY

RECORDED ON OCTOBER 1, 2010

UNDER DOCUMENT# 00038847

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

SEPTEMBER 3, 2024

11:00 AM - 2:00 PM

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
024 JUNE 11 PM 11:00

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee 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 § 51.009 of 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.

OBLIGATIONS SECURED

The Deed of Trust executed by MABLE ALLISON and JOE ALLISON, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

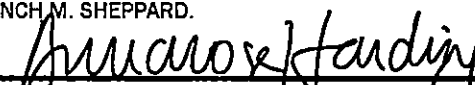
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

DONNA STOCKMAN, DAVID STOCKMAN, BRENDA WIGGS, GUY WIGGS, MICHELLE SCHWARTZ, JANET PINDER, KATHY ARRINGTON, BRANDY BACON, ANGELA COOPER, JAMIE DWORSKY, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Richard McCutcheon


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 7/11/24

NAME Donna Stockman

 TRUSTEE

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.

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**EXHIBIT A – LEGAL DESCRIPTION
for 1008 HCR 4114 South, Itasca, Texas 76055**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN CLARY SURVEY, ABSTRACT NO. 118, HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 1.0 ACRE IN THE WARRANTY DEED FROM JOE PARKS ELLISON, CHARLIE MACK ELLISON, MARY THELMA ELLISON POE AND HUSBAND CULLEN BENTON POE, JR., RUTH ELIZABETH ELLISON TO JOE ALLISON AND WIFE, MABLE ALLISON, EXECUTED NOVEMBER 26, 1968, RECORDED IN VOLUME 490, PAGE 21 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND (CONTROL MONUMENT) LYING IN COUNTY ROAD 4114 S, THE APPROXIMATE WESTERLY LINE OF SAID JOHN CLARY SURVEY, THE EASTERLY LINE OF THE L.A. REYNOLDS SURVEY, ABSTRACT NO. 752, THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 100 ACRES IN WARRANTY DEED WITH VENDOR'S LIEN FROM ALTON L. JOHNSON AND WIFE, BARBARA L. JOHNSON, INDIVIDUALLY AND AS TRUSTEES OF THE ALTON L. JOHNSON AND BARBARA L. JOHNSON FAMILY TRUST TO ADOLFO M. LOPEZ AND ANDRES Y. LOPEZ AND WIFE, PAULA M. LOPEZ, DATED NOVEMBER 6, 1996, RECORDED IN VOLUME 913, PAGE 401 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, THE WESTERN MOST, SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 43.7875 ACRES IN THE PARTITION DEED FROM JO ANN ELLISON AND LINDA POE ROCKETT, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF CULLEN BENTON POE, III TO CHARLIE MACK ELLISON, DATED SEPTEMBER 1, 2007, RECORDED IN VOLUME 1509, PAGE 484 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 00 MINUTES 29 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 43.7875 ACRE TRACT, 209.06 FEET TO A 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "S & P SURVEYORS", BEING THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT, AN INTERIOR ELL CORNER OF SAID 43.7875 ACRE TRACT;

THENCE SOUTH 29 DEGREES 55 MINUTES 49 SECONDS EAST ALONG THE EASTERLY LINE OF SAID 1.0 ACRE TRACT, AT 34.83 FEET PASSING A 5/8" IRON ROD FOUND FOR THE SOUTHERN MOST SOUTHWEST CORNER OF SAID 43.7875 ACRE TRACT, BEING THE NORTHERN MOST NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 43.7875 ACRES IN THE PARTITION DEED FROM CHARLIE MACK ELLISON AND LINDA POE ROCKETT, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF CULLEN BENTON POE, III TO JO ANN ELLISON, DATED SEPTEMBER 1, 2007, RECORDED IN VOLUME 1509, PAGE 491 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, CONTINUING ALONG THE EASTERLY LINE OF SAID 1.0 ACRE TRACT IN ALL, 208.73 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.0 ACRE TRACT, BEING AN INTERIOR ELL CORNER OF SAID 43.7875 ACRE TRACT;

THENCE SOUTH 59 DEGREES 57 MINUTES 30 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 43.7875 ACRE TRACT, 208.81 FEET TO A 5/8" IRON ROD FOUND (CONTROL MONUMENT) LYING IN SAID COUNTY ROAD 4114 S, THE EASTERLY LINE OF SAID 100 ACRE TRACT, THE APPROXIMATE WESTERLY LINE OF SAID JOHN CLARY SURVEY, BEING THE SOUTHWEST CORNER OF SAID 1.0 ACRE TRACT;

THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST (DIRECTIONAL CONTROL LINE) ALONG THE COMMON LINE BETWEEN SAID 1.0 ACRE TRACT AND SAID 100 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD, 208.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 7/11/24

NAME Donna Stockman

Donna Stockman TRUSTEE