

NO. \_\_\_\_\_ TIME 8:15am

FEB 07 2019

DONECE GEGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS

BY Kimberly Murray

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**TYLER County**

**Deed of Trust Dated:** May 15, 2009

**Amount:** \$142,500.00

**Grantor(s):** ARTHUR G. HILL and JUNE K. HILL

**Original Mortgagee:** BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION

**Current Mortgagee:** BANK OF AMERICA, N.A.

**Mortgagee Servicer and Address:** c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Volume 959, Page 581 and corrected under Correction Instrument recorded under Vol. 1204, Page 903,

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS ARTHUR G. HILL is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 25, 2019 under Cause No. 24,858 in the Judicial District Court of TYLER County, Texas.

**Date of Sale:** April 2, 2019 between the hours of 1:00 PM and 4:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the TYLER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure 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.

TOMMY JACKSON OR RON HARMON, TIFFANY BEGGS, EVAN PRESS, AMY BOWMAN, STEPHEN KOHLER, VANESSA MCHANEY OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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 Deed of Trust, 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**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.**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-004250

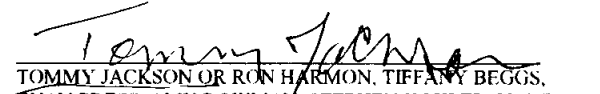
  
TOMMY JACKSON OR RON HARMON, TIFFANY BEGGS,  
EVAN PRESS, AMY BOWMAN, STEPHEN KOHLER, VANESSA  
MCHANEY OR CAROLYN CICCIO  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

EXHIBIT A

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Being a 0.9811 acre (42,738 square feet) of land situated in the William Pitt Survey, Abstract 804, Tyler County, Texas, and being out of Tract One, called 2.05 acres, conveyed to Arthur G. Hill and spouse, June K. Hill by instrument recorded in Volume 885, Page 488, of the Public Records, Tyler County, Texas. Said 0.9811 of an acre of land, more or less, being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

Which has the address of 224 County Road 1510, Warren, Texas 77664 ("Property Address").

EXHIBIT A:

TRACT ONE:

Being all that certain tract or parcel of land, and being situated in Tyler County, Texas, and being a part of Warren Land Company's subdivision of Sections #3, #5, #8, #9, #12, and #13, Block Number BBB & C Railway Company, as per their map or plat on file in County Clerk's Office at Woodville, Tyler County, Texas, and more particularly described as follows, and is a part of Block #9, in Section #8 of the above described subdivision and contains 8 1/20 acres of land described by metes and bounds as follows, to wit:

BEGINNING at a stake 148 vrs. West of the North East corner of Block #9, and the North West corner of a 2 36/100 acre tract heretofore sold to Mrs. Georgia Kincaid, thence West along the North line of said Block #9, 258 vrs., to a stake for corner.

THENCE South 45 vrs. to a stake for corner.

THENCE East 258 vrs. to West line of Mrs. Georgia Kincaid's tract to a stake for corner.

THENCE North along the West line of Mrs. Georgia Kincaid's tract 45 vrs. to PLACE OF BEGINNING.

Being the North half of the same land conveyed to E. L. Black by C. E. Goolsbee, et al by deed dated July 28, 1919 and conveyed to John W. Raimer by deed by E. L. Black, and wife Stella Black, and dated April 27, 1921, and conveyed by John W. Raimer and wife, Amie Raimer, by deed dated February 11, 1932, to Claud Ray, and conveyed by Lillian Ray, Mrs. M. V. Brown, D. W. Brown, Albert Ray, and Mike Ray by deed dated January 24, 1936, to C. E. Goolsbee, and conveyed by deed dated November 1, 1926, by C. E. Goolsbee to E. L. Black, and being the same tract conveyed by E. L. Black and wife, Stella Black, to R. H. Elliott and wife, Velva Elliott, by deed dated November 26, 1941, and recorded in Vol. 96, page 78 et seq. of the Deed Records of Tyler County, Texas, all of which deeds are referred to and made a part hereof for a more practical description.