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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RTS 955

T.S. #: 2022-01867

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 9/6/2022
Time: **The earliest time the sale will begin is 1:00 PM**
Place: Hill County Courthouse, Texas, at the following location: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

See attached, Exhibit A

Commonly known as: 112 CHOCTAW TRL WHITNEY, TX 76692

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **10/14/2009** and recorded in the office of the County Clerk of Hill County, Texas, recorded on **10/28/2009** under County Clerk's File No **00031402**, in Book **1619** and Page **203** The subject Deed of Trust was modified by Loan Modification recorded as Instrument 00109864 and recorded on 01/13/2020. of the Real Property Records of Hill County, Texas.

Grantor(s): DENNIS CONANT and DEBBIE CONANT, HUSBAND AND WIFE
Original Trustee: Steve Holmes & Associates, P.C.
Substitute Trustee: Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kam Cook, David Teel, Margot Foster, Lori Garner, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as
Current Mortgagee: nominee for Alacrity Lending Company, its successors and assigns
Mortgage Servicer: Freedom Mortgage Corporation

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2022 JUN 14 AM 11:50

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Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 section 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$82,264.00, executed by DENNIS CONANT and DEBBIE CONANT, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Alacrity Lending Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

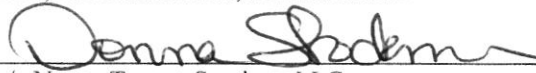
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

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Dated: June 13, 2022

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kam Cook, David Teel, Margot Foster, Lori Garner, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz



c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

EXHIBIT "A" - LEGAL DESCRIPTION

See exhibit "A" attached hereto and made a part hereof.

All that certain Lot situated in the County of Hill, State of Texas and being a part of Lot One Hundred Thirty-Six (136) of the Lakedge Harbor Subdivision in accordance with the Plat of said subdivision duly recorded in Volume 365, Page 332 of the Hill County Deed Records and being the same property described as Lot One Hundred Thirty-Six-A (136-A) Lakedge Harbor Subdivision in a deed filed in Volume 596, Page 180 of the Hill County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northwest corner of said Lot 136 also being the Southwest corner of Lot 135 of said Addition which bears S32° 00' 19" W 139.2 feet from a 1/2" iron rod found at the Northwest corner of said Lot 135; and being in the Northeasterly line of said Choctaw Trail;

THENCE North 58 degrees 44 minutes 55 seconds East with the common line of Lots 135 and 136 a distance of 231.37 feet to a 1/2" iron rod found at the Southeast corner of said Lot 135 and the Northeast corner of said Lot 136 and bears Southeasterly 139.00 feet from a 1/2" iron rod found at the Northeast corner of said Lot 135 and being an Angle Point in Lot 137 of said Addition;

THENCE South 67 degrees 28 minutes 47 seconds East with the common line of said Lots 136 and 137 a distance of 51.4 feet to a 1/2" iron rod found with yellow cap stamped RPLS No. 5175 and being the most Northerly corner of Lot 136-B and being described in Volume 440, Page 584 of the Deed Records of Hill County, Texas;

THENCE South 36 degrees 58 minutes 33 seconds West with the common line of Lot 136-B a distance of 261.94 feet to a railroad spike, found for corner in the Northeasterly right of way line of Choctaw Trail and being in the South line of said Lot 136;

THENCE North 38 degrees 51 minutes 13 seconds West with the Northeasterly line of said Choctaw Trail and the Southerly line of said Lot 136 a distance of 139.85 feet to the POINT OF BEGINNING.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 2850 Redhill Av Suite 240. I ^{Santa Ana CA 92705}
declare under penalty of perjury that on JUN 14 2022 I filed at the office of
the Hill County Clerk and caused to be posted at the Hill County courthouse this notice of sale.

Donna Stockman
Declarants Name: Donna Stockman
Date: JUN 14 2022