

#21

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/31/2020

**Grantor(s)/Mortgagor(s):**  
JENNIFER BROOKS AND SEAN BROOKS, WIFE AND HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**FILED** 10:07 AM

**Recorded in:**  
Volume: 2066  
Page: 666  
Instrument No: 00115072

**Property County:**  
HILL

APR 27 2023

Nicole Tanner  
CLERK COUNTY, HILL COUNTY, TEXAS  
BY mtkerry DEPUTY

**Mortgage Servicer:**  
LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3637 Sentara Way,  
Virginia Beach, VA 23452

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

**Date of Sale:** 7/5/2023

**Earliest Time Sale Will Begin:** 11:00AM

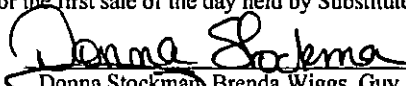
**Place of Sale of Property:** The east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 service to the sender of this notice immediately.

  
Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky 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

**MH File Number:** TX-23-97611-POS  
**Loan Type:** FHA

**LEGAL DESCRIPTION**

0.18 Acre

Portion Lot 104 Craig Addition

& portion Jesse A. Hanley Survey, Abstract No. 403

Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the Jesse A. Hanley Survey, Abstract No. 403 and John E. Ross Survey, Abstract No. 750, Hill County, Texas, a portion of which is mapped as Lot 104, Craig Addition to the City of Hillsboro, according to the plat recorded in Volume 26, Page 532 of the Deed Records of Hill County, Texas, being the same tract of land described as 0.185 acre in the Gift Special Warranty Deed from Jose Eusebio Herrera and wife, Maria Magdalena Herrera to Jose Angel Herrera, dated April 1, 2005, recorded in Book 1337, Page 615 of the Official Public Records of Hill County, Texas, and being more particularly described as follows:

**BEGINNING** at 1/2" steel rebar set lying in the southerly right-of-way line of E. Elm Street, a variable width right-of-way with an undefined width dedicated per plat, for the northerly line of said Lot 104, being the northwest corner of said 0.185 acre tract and the northeast corner of that certain tract of land described as Tract I in the Special Warranty Gift Deed from Juasquin Escalante, Salvador Escalante and Jose Manuel to Laura Escalante, dated August 2, 2016, recorded in Volume 1904, Page 314 of the Official Public Records of Hill County, Texas, said corner bears North 89 degrees 36 minutes 31 seconds East 199.33 feet from a 1/2" steel rebar found (control monument) for the northwest corner of that certain tract of land described in the Special Warranty Deed from James E. Moore to Kathryn A. Moore (undivided one-half interest), dated June 20, 2005, recorded in Book 1351, Page 118 of the Official Public Records of Hill County, Texas;

**THENCE** North 89 degrees 36 minutes 31 seconds East (directional control line) along the southerly right-of-way line of said Street for the northerly line of said Lot 104, 50.00 feet to a 1/2" steel rebar set, being the northeast corner of said 0.185 acre tract, being the northwest corner of that certain tract of land described in the Assumption Warranty Deed from W.W. Sizem and wife, Elvort Sizem to Frank L. Hernandez and wife, Andrea P. Hernandez, executed September 27, 1985, recorded in Volume 663, Page 685 of the Deed Records of Hill County, Texas;

**THENCE** South 00 degrees 10 minutes 21 seconds East partially over and across said Lot 104 and said Surveys along the common line between said 0.185 acre tract and said Hernandez tract and partially along a wood fence, 166.45 feet to a 1/2" steel rebar found (control monument) lying in the northerly line of that certain tract of land described in the Warranty Deed from Frank Hernandez and wife, Andrea Hernandez to Carlos Zuniga and wife, Oralia Martinez, dated October 25, 2000, recorded in Volume 1094, Page 703 of the Official Public Records of Hill County, Texas, being the southwest corner of said Hernandez tract, the southeast corner of said 0.185 acre tract;

**THENCE** South 89 degrees 55 minutes 10 seconds West along the common line between said 0.185 acre tract and said Zuniga tract, 16.65 feet to a point lying in the easterly line of that certain tract of land described as 0.237 acre in the Warranty Deed with Vendor's Lien from Byron D. Adams to Juan Carlos Carmona and wife, Mario Elena Carmona, dated May 5, 2003, recorded in Volume 1213, Page 587 of the Official Public Records of Hill County, Texas, being the northwest corner of said Zuniga tract and an oil corner of said 0.185 acre tract;

**THENCE** North 03 degrees 35 minutes 12 seconds West along the common line between said 0.185 acre tract and said 0.237 acre tract, 9.00 feet to a 1/2" steel rebar found (control monument) for an interior oil corner of said 0.185 acre tract, being the northeast corner of said 0.237 acre tract;

**THENCE** South 89 degrees 55 minutes 10 seconds West along the common line between said 0.185 acre tract and said 0.237 acre tract partially through two frame buildings with no slab, 33.07 feet to a point lying under a frame building with no slab, being the southwest corner of said 0.185 acre tract, the southeast corner of said Tract I;

**THENCE** North 00 degrees 04 minutes 42 seconds West partially over and across said Surveys and said Lot 104 along the common line between said 0.185 acre tract and said Tract I and partially through a frame garage on a concrete slab, 157.48 feet to the point of beginning and containing 0.18 acre of land as surveyed on the ground August 4, 6 and 11, 2020 as Job Number 074520 by Poede & Associates Land Surveyors, Ltd. See survey map attached hereto and made a part hereof.

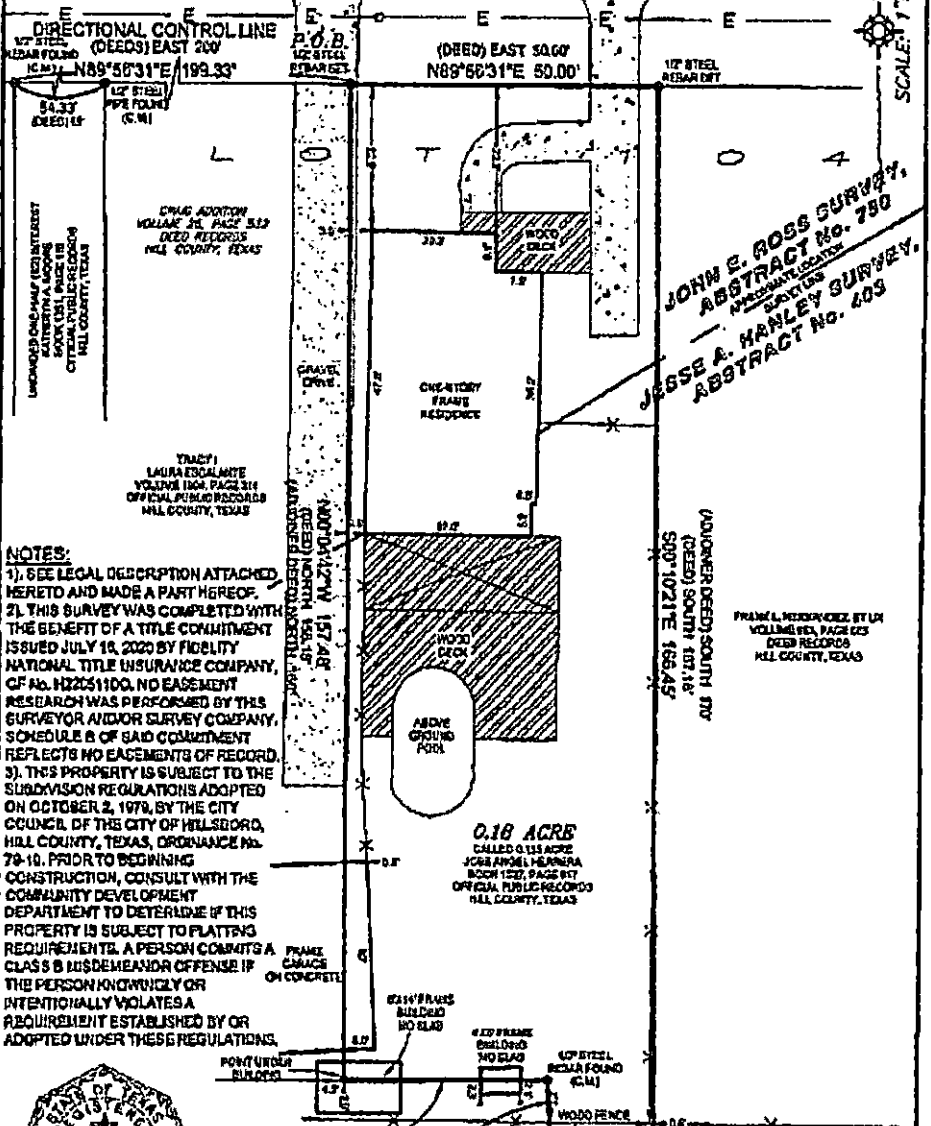
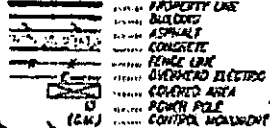
**SURVEY SHOWING**  
 0.18 ACRE BEING A PORTION OF THE

JESSE A. HANLEY SURVEY, ABSTRACT No. 403, AND A PORTION  
 OF LOT 104, CRAIG ADDITION, TO THE CITY OF HILLSBORO,  
 ACCORDING TO THE PLAT RECORDED IN VOLUME 28, PAGE 532  
 OF THE DEED RECORDS OF HILL COUNTY, TEXAS.

**PROPERTY ADDRESS:**  
 518 E ELM ST  
 HILLSBORO TX 76845-3348

**E. ELM STREET**  
 VARIABLE WIDTH RIGHT-OF-WAY  
 UNDER 80' WIDTH DEDICATED PER PLAT

**LEGEND**



**NOTES:**  
 1). SEE LEGAL DESCRIPTION ATTACHED  
 HERETO AND MADE A PART HEREOF.  
 2). THIS SURVEY WAS COMPLETED WITH  
 THE BENEFIT OF A TITLE COMMITMENT  
 ISSUED JULY 18, 2020 BY FIDELITY  
 NATIONAL TITLE INSURANCE COMPANY,  
 OF No. H22051100. NO EASEMENT  
 RESEARCH WAS PERFORMED BY THIS  
 SURVEYOR AND/OR SURVEY COMPANY.  
 SCHEDULE B OF SAID COMMITMENT  
 REFLECTS NO EASEMENTS OF RECORD.  
 3). THIS PROPERTY IS SUBJECT TO THE  
 SUBDIVISION REGULATIONS ADOPTED  
 ON OCTOBER 2, 1979, BY THE CITY  
 COUNCIL OF THE CITY OF HILLSBORO,  
 HILL COUNTY, TEXAS, ORDINANCE No.  
 79-10. PRIOR TO BEGINNING  
 CONSTRUCTION, CONSULT WITH THE  
 COMMUNITY DEVELOPMENT  
 DEPARTMENT TO DETERMINE IF THIS  
 PROPERTY IS SUBJECT TO FLATTING  
 REQUIREMENTS. A PERSON COMITS A  
 CLASS B MISDEMEANOR OFFENSE IF  
 THE PERSON KNOWINGLY OR  
 INTENTIONALLY VIOLATES A  
 REQUIREMENT ESTABLISHED BY OR  
 ADOPTED UNDER THESE REGULATIONS.



**SURVEYOR'S DECLARATION**  
 This plat represents an actual survey made on the ground  
 under my supervision on August 18th, 2020 and is  
 correct to the best of my knowledge and belief.

Dorny Peede, S.S. No. 637  
 (REARUS 2020) FOR GPS OBSERVATION WGS84 NAD83(2011) T11C#202

Job No. 074520 CDH  
**PEEDE & ASSOCIATES**  
**LAND SURVEYORS, LTD**  
 125 N. COVINGTON STREET  
 P.O. BOX 533  
 HILLSBORO, TEXAS 76845  
 PHONE: (254) 582-9291  
 Company Registration No. 10006600