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NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Fayma Hill	Deed of Trust Date	March 27, 2012
Original Mortgagee	Compass Bank	Recording Information	Book #: 1392 Page #: 107 in Limestone County, Texas
Original Trustee	Ben Hayes Riggs	Original Principal	\$39,000.00
Property County	Limestone	Property Address	813 Crestline Drive, Mexia, TX 76667

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer	BBVA Compass
Current Beneficiary	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	01/06/2015
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The front door of the Courthouse, 200 West State Street County Courthouse in Limestone County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Limestone County Commissioner's Court.
Substitute Trustees	Lori Garner, Sharon St. Pierre, Sheryl LaMont, Robert Lamont, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5080 Spectrum Drive, Suite 1000 East Addison, Texas 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
SITUATED IN THE COUNTY OF LIMESTONE, IN THE STATE OF TEXAS, TO-WIT: BEING LOT 1, BLOCK 2, SECTION ONE, NORTHCREST ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS ACCORDING TO THE PLAT FILED OF RECORD IN VOLUME 1, PAGE 70, MAP RECORDS OF LIMESTONE COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.



000001153

NOTICE OF TRUSTEE'S 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 Beneficiary 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.

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 other 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. The sale shall not cover any part of the property that has been released from the lien of 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 Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

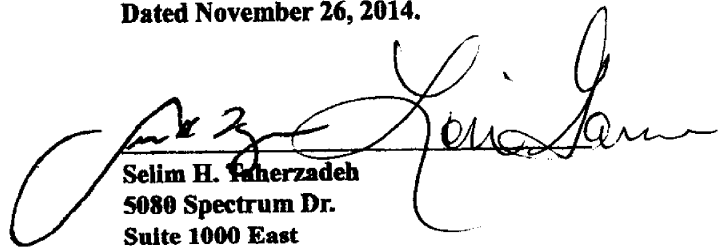
Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Dated November 26, 2014.


Selim H. Taherzadeh
5080 Spectrum Dr.
Suite 1000 East
Addison, TX 75001
(469) 791-0445

Return to:
TAHERZADEH, PLLC
5080 SPECTRUM DR., SUITE 1000 EAST, ADDISON, TX 75001

FILED

CAUSE NUMBER 30,514-B

2014 NOV 24 AM 8:49

**IN RE: ORDER FOR FORECLOSURE
CONCERNING**

**LAROL JENKINS
DISTRICT CLERK
LIMESTONE COUNTY**

**813 CRESTLINE DRIVE
MEXIA, TX 76667**

87TH JUDICIAL DISTRICT OF

UNDER TEX. R. CIV. PROC. 736

LIMESTONE COUNTY, TEXAS

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DEFAULT ORDER ALLOWING FORECLOSURE

COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS, Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution article 16, section 50(a)(6)(D) (Application). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Rule 736.1;
 - 2) the Application was properly served in accordance with Rule 736.3;
 - 3) a respondent did not file a response to the Application by the due date; and
 - 4) the return of service has been on file with the Clerk of the Court for at least 10 days;
- and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Note secured by a lien created under Texas Constitution article XVI, section 50(a)(6). A debt exists.

(b) Installment payments have not been made when due and owing pursuant to the terms of the Note and Deed of Trust.

(c) The obligation secured by the lien sought to be foreclosed is in default.

(d) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code section 51.002 concerning the property with a commonly known mailing address of 813 Crestline Drive, Mexia, TX 76667 and legal description as described in the Real Property Records of LIMESTONE COUNTY, Texas as follows:

SITUATED IN THE COUNTY OF LIMESTONE, IN THE STATE OF TEXAS,
TO-WIT: BEING LOT 1, BLOCK 2, SECTION ONE, NORTHCREST
ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS ACCORDING
TO THE PLAT FILED OF RECORD IN VOLUME 1, PAGE 70, MAP
RECORDS OF LIMESTONE COUNTY, TEXAS.

2. The name and last known address of each respondent subject to the order are:

Fayma Henderson Hill, Deceased
813 Crestline Drive
Mexia, TX 76667

Kindra Dean Hill
Independent Executrix of the Estate of Fayma Henderson Hill,
Deceased
201 E German Street 1R
Herkimer, NY 13350

Heirs of the Estate of Fayma Henderson Hill, Deceased
813 Crestline Drive
Mexia, TX 76667

3. The recording or indexing information of each lien to be foreclosed is as follows:

Book #: 1392 Page #: 107 in the Real Property Records of
Limestone County, Texas.

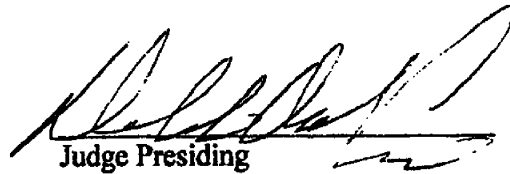
4. A conformed copy of an Order Allowing Foreclosure must be

attached to the trustee or substitute trustee's foreclosure deed in accordance with Rule 736.12 of the Texas Rules of Civil Procedure.

3. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

4. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this 24 day of Nov, 2014.


Judge Presiding

Filed for Record in:
Limestone County

On: Dec 13, 2014 at 04:24P

By: DeLores Crabb

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Dec 16, 2014

Peggy Beck, County Clerk
Limestone County