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COUNTY CLERK HUNT CO. TX

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DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 22-7108

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: **11/1/2022**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter. The sale will be completed by no later than **4:00 PM**
Place: **Hunt County Courthouse in Greenville, Texas, at the following location: 2507 Lee Street, Greenville, TX 75401 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S 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"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/21/2007 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk’s File No 11393, recorded on 7/31/2007, in Book 1627, Page 116, of the Real Property Records of Hunt County, Texas.

Property Address: 8547 NOB HILL ROAD QUINLAN Texas 75474

Trustor(s): **BRANDON P. HILZ**
Original Beneficiary: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT ITS SUCCESSORS AND ASSIGNS**

Current Beneficiary: **Athene Annuity & Life Company**
Loan Servicer: **Rushmore Loan Management Services, LLC**

Current Substituted Trustees: **Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC**

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 property securing the above referenced loan.

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 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. 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

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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 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.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BRANDON P. HILZ, AN UNMARRIED PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$84,000.00, executed by BRANDON P. HILZ, AN UNMARRIED PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICAN BROKERS CONDUIT ITS SUCCESSORS AND ASSIGNS ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BRANDON P. HILZ, AN UNMARRIED PERSON to BRANDON P. HILZ. Athene Annuity & Life Company is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

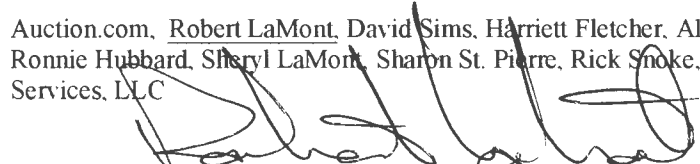
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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 beneficiary:

Athene Annuity & Life Company
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

Dated: September 27, 2022

Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston,
Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default
Services, LLC



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

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EXHIBIT "A"

ALL THAT CERTAIN LOT BEING A PARCEL OF LAND IN THE GEORGE POLLETT SURVEY, ABSTRACT NO. 821, HUNT COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN A DEED TO ROY HIGDON, RECORDED IN VOLUME 467, PAGE 469, DEED RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 47 MINUTES 02 SECONDS WEST, 1,273.6 FEET TO A CONCRETE MONUMENT;

THENCE NORTH 00 DEGREES 48 MINUTES WEST, 948.13 FEET, AND THUS ESTABLISHING THE BEGINNING POINT FOR THE ENCLOSURE;

THENCE NORTH 00 DEGREES 48 MINUTE WEST, 351.6 FEET;

THENCE NORTH 84 DEGREES 53 MINUTES EAST, 359.5 FEET;

THENCE SOUTH 01 DEGREES 31 MINUTES WEST, 113.6 FEET;

THENCE SOUTH 22 DEGREES 22 MINUTES EAST, 116.0 FEET;

THENCE SOUTH 06 DEGREES 28 MINUTES WEST, 156.0 FEET;

THENCE SOUTH 88 DEGREES 46 MINUTES WEST, 373.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.05 ACRES OF LAND, MORE OR LESS.