

Our File Number: 390.100340

Name: JEFFREY L. MCFATRIDGE, JOINED HEREIN PRO FORMA BY HIS WIFE, MARCY LEIGH MCFATRIDGE

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on October, 1 2008, JEFFREY L. MCFATRIDGE, JOINED HEREIN PRO FORMA BY HIS WIFE, MARCY LEIGH MCFATRIDGE, executed a Deed Of Trust conveying to EDWARD KERSHNER as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR SWBC MORTGAGE CORPORATION, in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 00021427, Volume 1569, Page 438 in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 4, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the East door of the Courthouse or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

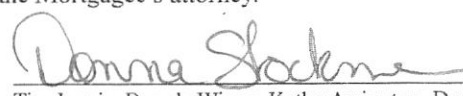
Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A.F. MCCracken SURVEY, ABSTRACT NO. 559 IN HILL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS: MAKE: OAK CREEK HOMES, INC.; MODEL: 560, YEAR: 1985; SERIAL NUMBER: OC-04-86-597A&B

Property Address: 296 HCR 1364
HILLSBORO, TX 76645
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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. 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.

WITNESS MY HAND this day, August 13, 2018.
FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2018 AUG 14 11:58


Tim Lewis, Brenda Wiggs, Kathy Arrington, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Aurora Campos, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephan Rawlings, Diasha Perkins, Jason Brewer, Patrick Zwiers, Kristopher Holub, Jack Burns II, Shawn Schiller, Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410 Dallas, TX 75225 469-425-3140

All that certain lot, tract or parcel of land situated in the A.F. McCracken Survey, Abstract No. 559 in Hill County, Texas, being the same tracts of land described in the deed dated January 15, 1988 from Shan English and wife, Tonya English to Burney Baskett, a single man, recorded in Volume 694, Page 730 of the Deed Records of Hill County, Texas, and in the deed dated July 13, 2004, from Veterans Land Board of the State of Texas to Burney Baskett and Michelle Baskett, recorded in Volume 1307, Page 561 of the Official Public Records of Hill County, Texas, in which said deed refers to further description in that Contract of Sale and Purchase dated March 14, 1991, recorded in Volume 735, Page 595 of said Deed Records, being more particularly described as follows:

Beginning at a railroad spike set for a corner in County Road 1364, at the southwest corner of said Baskett tract (Vol. 694, Page 730), at the northwest corner of that same tract of land described in the deed dated October 26, 1988, to Guery Logan and wife, Lola Logan, recorded in Volume 705, Page 286 of said Deed Records, the southwest corner of this tract, from which a railroad spike found at the southwest corner of said Logan tract bear South 30 degrees 40 minutes 33 seconds East a distance of 516.64 feet;

Thence North 30 degrees 40 minutes 33 seconds West along said County Road a distance of 148.46 feet to a railroad spike set for an angle point in the west line of said Baskett tract (Vol. 694, Page 730);

Thence North 31 degrees 31 minutes 33 seconds West along said County Road a distance of 236.32 feet to a railroad spike found for an angle point in the west line of said Baskett tract (Vol. 694, Page 730);

Thence North 31 degrees 59 minutes 17 seconds West along said County Road a distance of 126.49 feet to a railroad spike set for a corner at the northwest corner of said Baskett tract (Volume 694, Page 730), the southwest corner of said Baskett tract (Vol. 1307, Page 561);

Thence North 32 degrees 00 minutes 26 seconds West along said County Road a distance of 759.78 feet to a 60D Nail found for a corner at the intersection of said County Road 1364 and County Road 1450 S., at the northwest corner of said Baskett tract (Vol. 1307, Page 561), the northwest corner of this tract;

Thence North 58 degrees 07 minutes 03 seconds East along said County Road 1450 S., a distance of 885.77 feet to a 1/2" steel rebar set for a corner on the north edge of the road bed of said County Road at the northeast corner of said Baskett tract (Vol. 1307, Page 561), the northeast corner of this tract;

Thence South 30 degrees 00 minutes 07 seconds East, at 30.00 feet passing a 1/2" steel rebar set for reference on the southerly line of said County Road 1450 S., continuing generally along a fence line, at 768.25 feet passing a 5/8" steel rebar found for a corner at the southeast corner of said Baskett tract (Vol. 1307, Page 561), the northeast corner of said Baskett tract (Vol. 694, Page 730), continuing along said fence line in all a distance of 1279.73 feet to a 5/8" steel rebar found for a corner at the southeast corner of said Baskett tract (Vol. 694, Page 730), the northeast corner of said Logan tract and the southeast corner of this tract;

Thence South 58 degrees 39 minutes 40 seconds West along the common line between said Baskett tract (Vol. 694, Page 730), and said Logan tract, partially along a fence line, at 825.23 feet passing a 5/8" steel rebar found for a reference point on line on the east side of said County Road 1364, continuing in all a distance of 846.52 feet to the point of beginning and containing 25.29 acres of land as survey on the ground by Szurgot & Peede Land Surveyors, Ltd.

AME mm