

146

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

20130010100880
HILL COUNTY CLERK
HILL COUNTY, TEXAS

2013 AUG 26 AM 11:45

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.

1. **Date, Time, and Place of Sale.**

Date: October 01, 2013

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 11, 2003 and recorded in Document CLERK'S FILE NO. 02994 real property records of HILL County, Texas, with JEFFREY S TITCOMB AND JOHN WILLINGHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

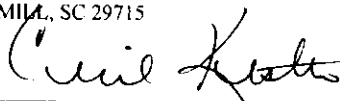
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY S TITCOMB AND JOHN WILLINGHAM, securing the payment of the indebtednesses in the original principal amount of \$58,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



CECIL KESTER, L PETR, R HUMPHRIES OR B JACKSON
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



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EXHIBIT "A"

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE MARY BEACHAM SURVEY A-26 IN HILL COUNTY, TEXAS SAID LAND IS A PART OF THAT CERTAIN 30 ACRE TRACT DESCRIBED IN A DEED FROM J.W. HAWKINS, ET AL TO M.E. TAYLOR RECORDED IN VOLUME 258, PAGE 695 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET AT A FENCE CORNER IN THE EAST LINE OF THAT CERTAIN 200 ACRE TRACT DESCRIBED IN A DEED OF TRUST FROM CHALMERS F. NELSON RECORDED IN VOLUME 199, PAGE 869 OF THE DEED OF TRUST RECORDS OF HILL COUNTY AND IN THE WEST LINE OF SAID 30 ACRE TRACT FOR THE MOST WESTERLY NORTHWEST CORNER OF THAT CERTAIN 18.1 ACRE TRACT DESCRIBED IN A DEED TO EDWARD E. PETERS, II RECORDED IN VOLUME 820, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS, SAID ROD BEING N30 DEG 02'28" W 787.90 FEET FROM A RAILROAD SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID 30 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID NELSON TRACT AND GENERALLY ALONG A FENCE AND THE EXTENSION THEREOF, N30 DEG 02'28" W 425.42 FEET TO A 5/8" IRON ROD SET IN THE SOUTH LINE OF HCR #1240 FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF HCR #1240, N58 DEG 07'11" E 270.35 FEET TO A 10" WOOD POST FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID PETERS TRACT AND FOR THE NORTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE AS EXTENDED, S30 DEG 47'49" E 393.53 FEET TO A RAILROAD SPIKE FOUND AT A FENCE CORNER FOR AN INSIDE ELL CORNER OF SAID PETERS TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE, S 51 DEG 34'15" W 278.38 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.565 ACRES OF LAND.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

