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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: May 03, 2016

Time: The sale will begin at 12:00PM 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 May 11, 2007 and recorded in Document VOLUME 1485, PAGE 0762 real property records of HILL County, Texas, with PAULA CUNNINGHAM, grantor(s) and MORTGAGE ELECTRONIC REGSITRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAULA CUNNINGHAM, securing the payment of the indebtednesses in the original principal amount of \$59,529.00, 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 in the attached Exhibit A.

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 for

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, OR KRISTOPHER HOLUB
Substitute Trustee

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 MAR 28 P 4: 05



EXHIBIT "A"

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 65 OF THE GIVENS FAIRVIEW ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-201 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, AS IT EXISTS ON THE GROUND TODAY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM PIONEER BUILDING AND LOAN ASSOCIATION TO W. B. HUDDLESTON RECORDED IN VOLUME 282, PAGE 552 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 40D NAIL FOUND IN THE SOUTH LINE OF PARK DRIVE (SECOND STREET) FOR THE EXISTING NORTHEAST CORNER OF SAID LOT 65, SAID NAIL BEING S 80 DEGREES 59' 17" W 251.16 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF PARK DRIVE WITH THE WEST LINE OF GIVENS AVENUE;

THENCE S 01 DEGREE 24' 36" E 150.01 FEET TO A POINT FOR THE EXISTING SOUTHEAST CORNER OF SAID LOT 65;

THENCE N 89 DEG 59' 07" W, AT 1.00 FEET PASSING A 1/2" IRON ROD SET FOR OFFSET, IN ALL A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR THE EXISTING SOUTHWEST CORNER OF SAID LOT 65;

THENCE PARTIALLY ALONG THE REMAINS OF AN OLD FENCE, N 01 DEGREE 24' 36" W 150.00 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF PARK DRIVE FOR THE EXISTING NORTHWEST CORNER OF SAID LOT 65;

THENCE WITH THE SOUTH LINE OF PARK DRIVE, EAST 50.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.175 ACRES OF LAND.



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