

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: March 07, 2017

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.

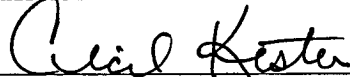
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 22, 2002 and recorded in Document VOLUME 1191, PAGE 0843 real property records of HILL County, Texas, with JEFFREY BRANTLEY AND EDEN M BRANTLEY, grantor(s) and WELLS FARGO BANK TEXAS, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFREY BRANTLEY AND EDEN M BRANTLEY, securing the payment of the indebtednesses in the original principal amount of \$68,048.15, 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, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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
2017 FEB 13 P 1:18



EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND BEING A PORTION OF LOTS 12 AND 13, OF THE CRAIG ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 592, OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY RONALD CARUBA TO GENE E. SMITH AND WIFE, MARY B. SMITH, BY DEED DATED OCTOBER 10, 1995, RECORDED IN VOLUME 871, PAGE 134, OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER LYING ON THE NORTH RIGHT OF WAY LINE OF E. FRANKLIN STREET, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RUSS WISE BY DEED RECORDED IN VOLUME 744, PAGE 473, OF THE DEED RECORDS OF HILL COUNTY, TEXAS.

THENCE WEST 75.0 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE NORTH 168.30 FEET PARTIALLY ALONG A FENCE TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE EAST 75.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 168.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES OF LAND MORE OR LESS.



NOS20110169800305