

257

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED  
JULIE WARDEN COUNTY CLERK  
HILL COUNTY TEXAS  
2015 MAR 16 AM 9:41

**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:** April 07, 2015

**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 January 28, 1998 and recorded in Document VOLUME 960, PAGE 594 real property records of HILL County, Texas, with LEONARDO GONZALEZ AND ROGELIA TREJO, grantor(s) and WMC MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEONARDO GONZALEZ AND ROGELIA TREJO, securing the payment of the indebtednesses in the original principal amount of \$18,348.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024



CECIL KESTER, LARRY PETR, OR BRIAN JACKSON  
Substitute Trustee

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



**EXHIBIT "A"**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOTS 1, 2, AND 3, BLOCK 4 OF THE THOMPSON ADDITION TO THE CITY OF HILLSBORO, ACCORDING TO PLAT RECORDED IN VOLUME 18, PAGE 368 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM O.E. BATTLES ET UX, RUBY BATTLES AND FREDDIE IRENE ANDERSON TO BETTY JO DAVIS ET VIR, GLENN E. DAVIS AS RECORDED IN VOLUME 463, PAGE 143 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF AVERNATHY STREET FOR THE NORTHWEST CORNER OF SAID BLOCK 4, FOR THE NORTHWEST CORNER OF SAID LOT 1, AND FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG THE SOUTH LINE OF ABERNATHY STREET, N 60 DEG 00' 00" E 74.79 FEET TO A 2 1/2" IRON PIPE FOUND IN THE NORTH LINE OF SAID LOT 1 FOR THE NORTHEAST CORNER OF THIS AND FOR THE NORTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO FREDDIE ANDERSON AS RECORDED IN VOLUME 462, PAGE 536 OF THE DEED RECORDS OF HILL COUNTY,

THENCE S 30 DEG 00' 00" E, AT 72 FEET CROSSING THE NORTH LINE OF SAID LOT 2 AND AT 144 FEET CROSSING THE NORTH LINE OF SAID LOT 3, IN ALL A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD SET FOR AN INSIDE ELL CORNER OF SAID ANDERSON TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 60 DEG 00' 00" W 74.79 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID LOT 3 FOR AN OUTSIDE ELL CORNER OF SAID ANDERSON TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE WEST LINE SAID BLOCK 4, N 30 DEG 00' 00" W, AT 6 FEET CROSSING THE SOUTH LINE OF SAID LOT 2 AND AT 78 FEET CROSSING THE SOUTH LINE OF SAID LOT 1, IN ALL A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.257 ACRES OF LAND MORE OR LESS.

