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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.

FILED
NICOLE TANHER, COUNTY CLERK
HILL COUNTY, TEXAS
2011 FEB 27 P 4: 03

1. Date, Time, and Place of Sale.

Date: ~~April 04, 2017~~

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 September 15, 2005 and recorded in Document VOLUME 1370, PAGE 0133 real property records of HILL County, Texas, with SAMMY RODRIGUEZ AND MANDY RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SAMMY RODRIGUEZ AND MANDY RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$79,024.00, 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, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, OR JACK BURNS II
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:



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND LYING AND SITUATED IN HILL COUNTY, TEXAS, BEING A PART OF THE MOSES JOHNSON SURVEY, ABSTRACT NO. 475, IN THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, BEING THE IDENTICAL PREMISES CONVEYED BY A DEED DATED DECEMBER 8, 1972, FROM JAMES TRUETT SCOTT AND WIFE NANCY JAME SCOTT OT JAMES C. MCCRANEY AND WIFE CHARLENE MCCRANEY, AND RECORDED IN VOLUME 520, PAGE 243, HILL COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET P.K. NAIL IN THE CENTER OF CARR STREET, AT THE NORTHWEST CORNER OF THE C. D. MARTIN LOT, DESCRIBED IN VOLUME 353, PAGE 627, HILL COUNTY, DEED RECORDS, BEING ALSO SOUTH 89°00'00" WEST, 605.50 FEET FROM THE WEST LINE OF GIVENS STREET;

THENCE NORTH 89°00'00" EAST ALONG CARR STREET, 101.00 FEET TO A SET P.K. NAIL AT THE NORTHEAST CORNER OF THIS LOT;

THENCE SOUTH 01°00'00" EAST, 200.00 FEET TO A FOUND 1/2" STEEL ROD AT THE SOUTHEAST CORNER OF THIS LOT;

THENCE SOUTH 89°00'00" WEST, 36.00 FEET TO A SET 1/2" STEEL ROD AT AN INSIDE ALL CORNER OF THIS LOT;

THENCE SOUTH 01°00'00" EAST, 7.00 FEET TO A FOUND 1/2" STEEL ROD AT AN OUTSIDE ELL CORNER OF THIS TRACT;

THENCE SOUTH 89 DEG 00' 00" WEST, 65.00 FEET TO A SET 1/2" STEEL ROD AT THE SOUTHWEST CORNER OF THIS LOT;

THENCE NORTH 01°00'00" WEST, 207.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.474 ACRES (20,655 SQUARE FEET) OF LAND, MORE OR LESS.



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