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RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2017 MAR 13 A 9:13

TS No TX08000380-14-1

APN 14010-00800-90011-000000

TO No 160298299

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 28, 2002, THRESSA PRICE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of Ronald H. Traver as Trustee, W. F. FULLER & COMPANY INVESTMENTS, INC. as nominee for W. F. FULLER & COMPANY INVESTMENTS, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$38,500.00, payable to the order of Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-1 as current Beneficiary, which Deed of Trust recorded on July 11, 2002 as Document No. 05739 in Book 1174, on Page 120 and that said Deed of Trust was modified by Modification Agreement and recorded July 16, 2007 as Instrument Number 006666 in Book 1496, on Page 0454 in Hill County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 14010-00800-90011-000000

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-1, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 4, 2017 at 12:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hill County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **At the east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

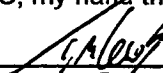
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and

Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-1's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Wilmington Trust, National Association, not in its individual capacity, but solely as Trustee for MFRA Trust 2014-1's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 13 day of March, 2017.


By: Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman,
Michelle Schwartz
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS Nō TX08000380-14-1

APN 14010-00800-90011-000000

TO Nō 160298299

EXHIBIT "A"

SEE EXHIBIT A-LEGAL DESCRIPTION

EXHIBIT "A"

lot, tract, or parcel of land containing 1.132 acres lying and situated in the S.C. Robertson Survey A-8 in Hill County, Texas. Said land is all of that certain tract described in a deed from Jackie Ratliff to A. Les Harris and Scott M. Hill, as recorded in Volume 1058, Page 700 of the Official Public Records of Hill County and a part of that certain 85.88 acres described in a deed from Virginia Frank Scott et al, as recorded in Volume 1058, Page 703 of the Official Public Records of Hill County, and is more particularly described by notes and bounds as follows:

BEGINNING at a cedar post on a curve in the east line of F.M. Highway 933, for the most westerly northwest corner of 215.27 acres described in a deed to Lew Rissan et ux, as recorded in Volume 1115, Page 318 of the Official Public Records of Hill County, the existing southwest corner of said Harris tract (1058/700) and the southwest corner of this;

THENCE: Around a curve to the left with a radius of 1324.40 feet, an arc distance of 74.62 feet and a chord of N 27 deg 28 min 65 sec W 74.61 feet to a 1/2 inch iron rod set, for a point of tangency;

THENCE: N 29 deg 4 min 0 sec W 165.76 feet along the east line of said highway, west line of said Harris tract (1058/700) to a 1/2 inch iron rod set in the west line of said 85.88 acres, for the northwest corner of this;

THENCE: N 53 deg 8 min 47 sec E 193.23 feet to a 1/2 inch iron rod set at a corner post, for the most easterly northeast corner of this;

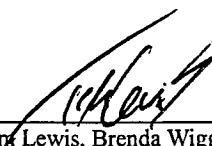
THENCE: S 23 deg 8 min 38 sec E 121.50 feet generally along a fence line to a 1/2 inch iron rod set in the north line of said Harris tract (1058/700) and in the south line of said 85.88 acres, for a inside corner of this;

THENCE: N 61 deg 17 min 0 sec E 65.61 feet partially along a fence line and south line of said 85.88 acres to a 1/2 inch iron rod set, for the northeast corner of said Harris tract (1058/700) and the northeast corner of this;

THENCE: S 28 deg 49 min 27 sec E 98.83 feet generally along a fence line to a cedar post, for a inside corner of said 215.27 acres and the southeast corner of this;

THENCE: S 57 deg 58 min 7 sec W 248.13 feet generally along a fence line to the place of beginning, containing 1.132 acres of land.

WITNESS MY HAND this day, February 27, 2017.



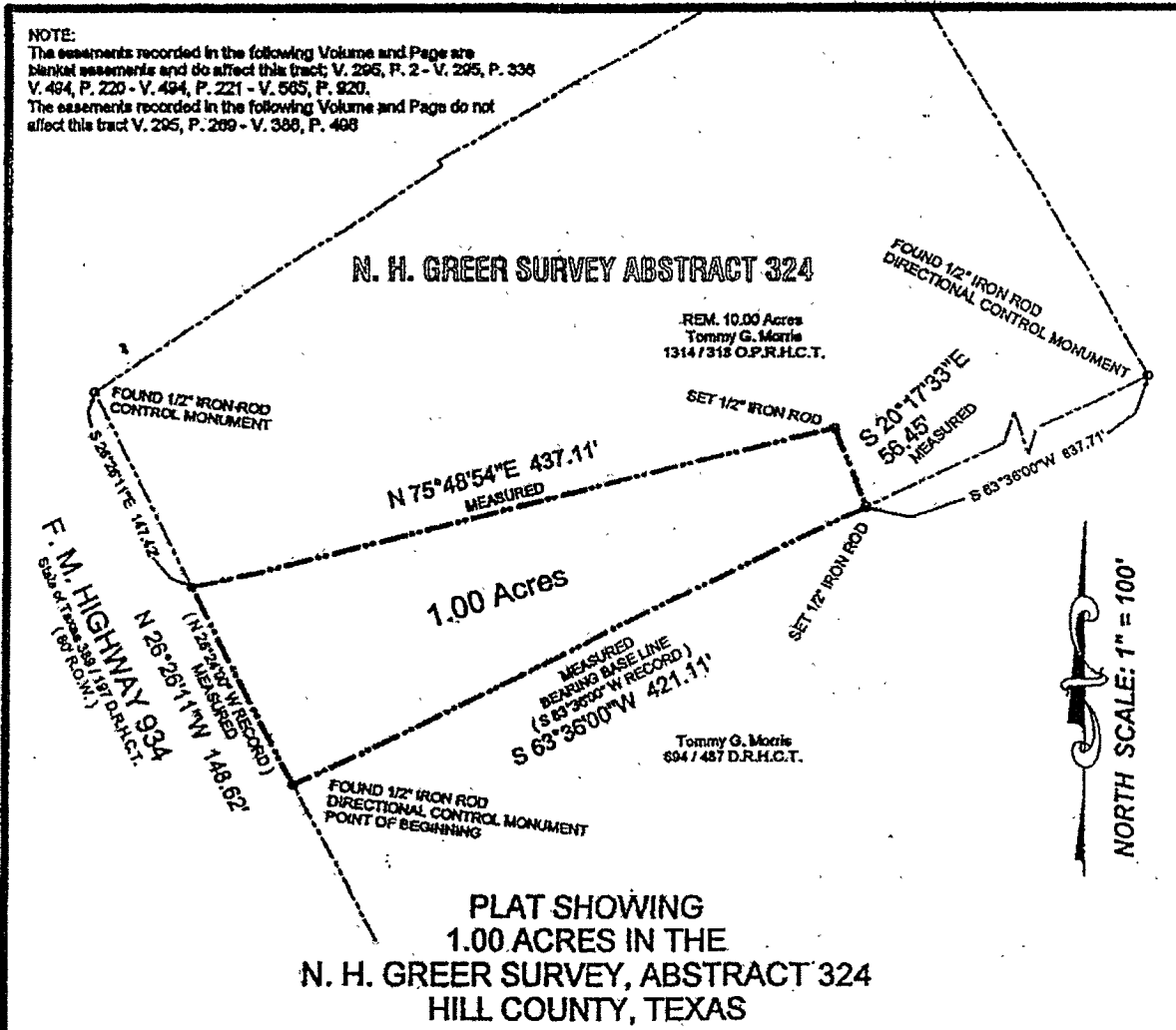
Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy
Wiggs, David Stockman, Michelle Schwartz, Juanita Cox, Jimmy
Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer,
Patrick Zwiers, Kristopher Holub, Jack Burns II, Shawn Schiller,
Chance Oliver or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225
469-425-3140

EXHIBIT "A"

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NOTE:

The easements recorded in the following Volume and Page are blanket easements and do affect this tract: V. 295, P. 2 - V. 295, P. 336 V. 494, P. 220 - V. 494, P. 221 - V. 565, P. 920.
The easements recorded in the following Volume and Page do not affect this tract V. 295, P. 269 - V. 386, P. 498



All that certain lot, tract or parcel of land lying and situated in the N. H. Greer Survey, Abstract 324, Hill County, Texas, being a part of that certain tract of land described as 10.00 acres in the deed from the Veterans Land Board of the State of Texas to Tommy L. Morris, recorded in Volume 1314, Page 318 in the Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found at a corner the southwest corner of said 10.00 acre tract, lying in the easterly right-of-way line of F. M. Highway 934 (80.0' R.O.W.);
THENCE North 26 degrees 26 minutes 11 seconds West 148.62 feet along the easterly right-of-way line of said Highway to 1/2 inch iron rod set at a corner, said corner bears South 26 degrees 26 minutes 11 seconds East 147.42 feet from a 1/2 inch iron rod found at the northwest corner of said 10.00 acre tract;
THENCE North 75 degrees 48 minutes 54 seconds East 437.11 feet to a 1/2 inch iron rod set at a corner;
THENCE South 20 degrees 17 minutes 33 seconds East 55.45 feet to a 1/2 inch iron rod set at a corner, lying in the southerly line of said 10.00 acre tract, said corner bears South 63 degrees 38 minutes 00 seconds West 837.71 feet from a 1/2 inch iron rod found at the southeast corner of said 10.00 acre tract;
THENCE South 63 degrees 38 minutes 00 seconds West 421.11 feet to the point of beginning and containing 1.00 acre of land.

Surveyors Certificate:

This plat represents an actual survey made on the ground under my supervision on NOVEMBER 16, 2007, and is true and correct to the best of my knowledge.

Donny Peede

Donny Peede
Registered Professional Land Surveyor



**SZURGOT & PEEDE
LAND SURVEYORS, LTD.**
125 N. COVINGTON STREET
P.O. BOX 533
HILLSBORO, TEXAS 76645
Ph 254/582-3231