

File Number: TX-14-4307-MC

FILED  
DOLE TANNER COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

2015 APR 13 AM 11:52

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.**

WHEREAS, on 1/30/2008, GARY L. PRITCHETT AND SHERRY PRITCHETT, HUSBAND AND WIFE , executed a Deed of Trust conveying to WILLIAM M. WOODALL as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE INC., ITS SUCCESSORS AND ASSIGNS , in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 00013157, Volume 1529, Page 208, in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/5/2015 beginning not earlier than 12:00 PM, or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted. Said Real Estate is described as follows:

**LEGAL DESCRIPTION ATTACHED AS EXHIBIT A**

Property Address: **21074 TRAILWOOD COURT, WHITNEY, TX 76692**  
Mortgage Servicer: **Caliber Home Loans, Inc.**  
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**  
Noteholder: **U.S. Bank Trust, N.A., as Trustee for VOLT Participation Trust 2011-NPL2**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

WITNESS MY HAND this day, April 13 2015

  
\_\_\_\_\_  
Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman,  
Substitute Trustee

When recorded please return to:  
Summit Trustee Services  
16745 W. Bernardo Drive, Suite 100  
San Diego, CA 92127



4520196

## EXHIBIT "A"

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**INCE SURVEYING & ENGINEERING**  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76692  
PHONE: (254)694-7708  
FAX: (254)694-7230

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lot 74 of the White Bluff Twenty One Subdivision in Hill County, Texas, according to plat recorded in Slide AB-142 of the Official Plat Records of Hill County. Said land is all that certain tract described in a deed from Kyle Crop Service, Inc. to Gary L. Pritchett et ux, Sherry Pritchett recorded in Volume 1415, Page 203 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a railroad spike found in the east line of Trailwood Court for the northwest corner of said Lot 74, said spike being  $S24^{\circ}07'00''W$  300.17 feet from a railroad spike found at the intersection of the east line of Trailwood Court with the south line of Trailwood Drive:

THENCE  $S65^{\circ}54'39''E$  178.45 feet to a 1/2" iron rod found for the northeast corner of said Lot 74;

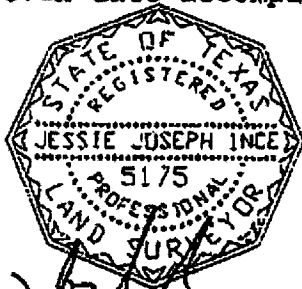
THENCE  $S00^{\circ}11'40''E$  76.60 feet to a 1/2" iron rod found and  $S00^{\circ}59'36''E$  12.29 feet to a 1/2" iron rod found for the southeast corner of said Lot 74;

THENCE  $N65^{\circ}57'33''W$  165.70 feet to a railroad spike set in the east line of a cul-de-sac at the end of Trailwood Court for the southwest corner of said Lot 74;

THENCE with the east line of Trailwood Court and along a curve to the left having a radius of 50.00 feet,  $N20^{\circ}33'14''W$  for a chord distance of 70.41 feet, an arc distance of 78.12 feet, to an "X" cut in concrete for the end of said curve;

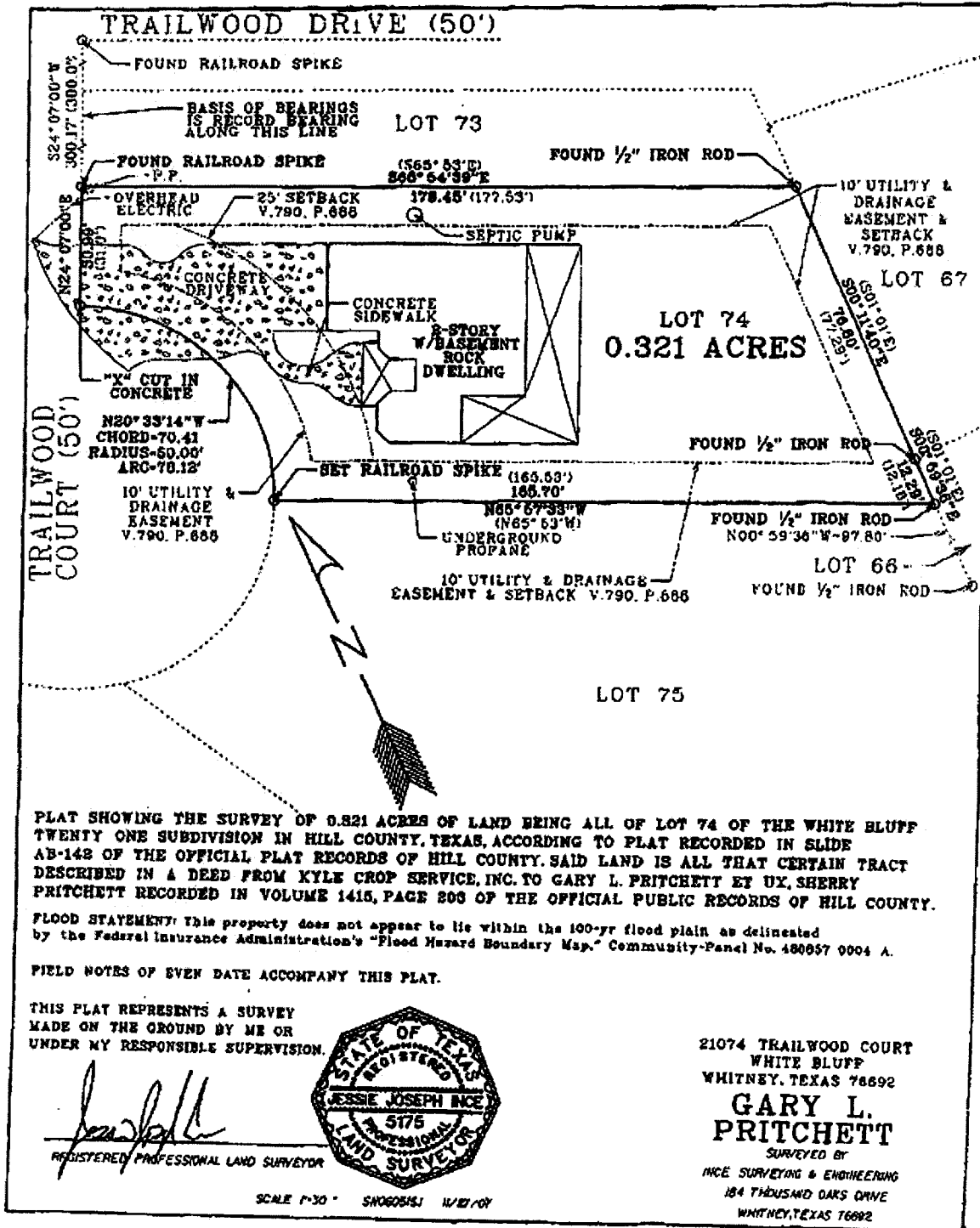
THENCE continuing with the east line of Trailwood Court,  $N24^{\circ}07'00''E$  30.99 feet to the place of beginning, containing 0.321 acres of land.

A plat of even date accompanies these field notes.



Registered Professional Land Surveyor  
11/27/07

**EXHIBIT "A"**  
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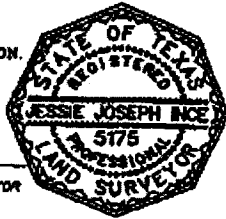
PLAT SHOWING THE SURVEY OF 0.321 ACRES OF LAND BEING ALL OF LOT 74 OF THE WHITE BLUFF TWENTY ONE SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-142 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM KYLE CROP SERVICE, INC. TO GARY L. PRITCHETT ET UX, SHERRY PRITCHETT RECORDED IN VOLUME 1415, PAGE 203 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FLOOD STATEMENT: This property does not appear to be within the 100-yr flood plain as delineated by the Federal Insurance Administration's "Flood Hazard Boundary Map," Community-Panel No. 480057 0004 A.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.

  
REGISTERED PROFESSIONAL LAND SURVEYOR



21074 TRAILWOOD COURT  
WHITE BLUFF  
WHITNEY, TEXAS 76692  
**GARY L. PRITCHETT**  
SURVEYED BY  
NCE SURVEYING & ENGINEERING  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76692

SCALE 1"=30' SH06025121 11/11/07