

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: August 01, 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 February 23, 2005 and recorded in Document VOLUME 1332, PAGE 0627 real property records of HILL County, Texas, with KYLE L. PATTON AND KRISTI L. PATTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KYLE L. PATTON AND KRISTI L. PATTON, securing the payment of the indebtednesses in the original principal amount of \$115,785.00, 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: \_\_\_\_\_

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2017 MAY 30 A 11:44



**EXHIBIT "A"**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 7, BLOCK 3 OF THE MEADOW TERRACE ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-109 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM J. H. CURTIS, JR. TO ORR CONSTRUCTION, INC. RECORDED IN VOLUME 1008 PAGE 584 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF CLOVERDALE STREET FOR THE SOUTHEAST CORNER OF SAID LOT 7, SAID ROD BEING N89°36'00" W 250.88 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF CLOVERDALE STREET WITH THE WEST LINE OF GREENDALE STREET FOR THE SOUTHEAST CORNER OF SAID BLOCK 3;

THENCE WITH THE NORTH LINE OF CLOVERDALE STREET, N89°36'00" W 110.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE N03°55'30" W 119.66 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID LOT 7;

THENCE S89°28'00" E 110.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 7;

THENCE S03°56'00" E 119.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.300 ACRES OF LAND, MORE OR LESS.

