



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: December 05, 2017

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 25, 2013 and recorded in Document VOLUME 1742, PAGE 120 real property records of HILL County, Texas, with THOMAS J. MUSSO AND BRENDA K. TURNER, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS J. MUSSO AND BRENDA K. TURNER, securing the payment of the indebtednesses in the original principal amount of \$158,200.00, 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, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ
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 OCT 30 P 2:12



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN H. OWEN SURVEY, ABSTRACT 698, HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 9.32 ACRES IN THE DEED FROM BLAKE E. SANDERS AND WIFE, RETHA F. SANDERS TO DAVID ALLEN RAY AND WIFE, JANICE S. RAY, DATED SEPTEMBER 30, 1992, RECORDED IN VOLUME 765, PAGE 822 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, KNOWN AS LOT 14 OF LAKE WHITNEY RANCHETTS, AN UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (CONTROL MONUMENT) AT A CORNER LYING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 51.865 ACRES IN THE DEED FROM JAMES ROBERT WILLIAMS TO J.K. LANE AND WIFE DALPHINE LANE, DATED SEPTEMBER 2, 1992, RECORDED IN VOLUME 764, PAGE 349 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 13 OF SAID SUBDIVISION AND DESCRIBED AS 9.5 ACRES IN THE DEED FROM PEGGY JO WATSON TO PEGGY JO WATSON, TRUSTEE OF THE BURL T. WATSON RESIDUARY TESTAMENTARY TRUST, DATED NOVEMBER 2, 2002, RECORDED IN BOOK 1394, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) 630.20 FEET ALONG THE SOUTH LINE OF THE JOHN H. WADDELL SURVEY, ABSTRACT 978, HILL COUNTY, TEXAS, THE NORTH LINE OF THE SAID OWEN SURVEY TO A 1/2 INCH IRON ROD FOUND AT A CORNER (CONTROL MONUMENT), THE NORTHEAST CORNER OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.761 ACRE IN SAID DEED TO J.K. LANE, ET UX, SAID CORNER BEARS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 77.96 FEET FROM A 5/8 INCH IRON ROD FOUND AT A CORNER, THE NORTHEAST CORNER OF SAID 0.761 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 30 OF SAID SUBDIVISION AND DESCRIBED IN THE DEED FROM H.C. CROW, JR AND WIFE, CHRISTINE CROW, AND LUTHER M. MOORE AND WIFE, SHIRLEY MOORE TO ROBERT F. BARRETT AND WIFE, SHIZUE T. BARRETT, DATED NOVEMBER 1, 1972, RECORDED IN VOLUME 519, PAGE 366 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 33 DEGREES 09 MINUTES 40 SECONDS EAST 640.00 FEET PARTIALLY ALONG A FENCE TO A 1/2 INCH IRON ROD SET AT A CORNER LYING IN THE CENTER OF COUNTY ROAD 1250, THE SOUTHEAST CORNER OF SAID LOT 14, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 15 OF SAID SUBDIVISION AND DESCRIBED AS 10.0 ACRES IN THE DEED FROM STEPHEN TORK TO GREG B. POWELL AND DIANE POWELL, DATED JANUARY 17, 2002, RECORDED IN VOLUME 1146, PAGE 778 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 05 MINUTES 15 SECONDS WEST 630.91 FEET GENERALLY ALONG THE CENTER OF SAID COUNTY ROAD TO A 1/2 INCH IRON ROD SET AT A CORNER, THE SOUTHWEST CORNER, OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHWEST CORNER OF SAID LOT 15 AND 10.0 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 13 AND 9.5 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 12 AND DESCRIBED IN THE DEED FROM MICHAEL V. HOKER, JR TO JEANNE L. HOKE, DATED NOVEMBER 29, 2005, RECORDED IN BOOK 1380, PAGE 619 OF THE OFFICAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 33 DEGREES 03 MINUTES 24 SECONDS WEST 650.00 PARTIALLY ALONG A FENCE TO THE POINT OF BEGINNING AND CONTAINING 9.33 ACRES OF LAND, MORE OR LESS.



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