

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

HILL County  
Deed of Trust Dated: March 10, 2006  
Amount: \$100,000.00  
Grantor(s): FRED A MONTCALM and ROSEMARY MONTCALM

Original Mortgagee: ACCREDITED HOME LENDERS, INC.  
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 002980

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS ROSEMARY MONTCALM is deceased.  
WHEREAS FRED A MONTCALM is deceased.  
Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 26, 2017 under Cause No. CV345-17 in the 66th Judicial District Court of HILL County, Texas  
Date of Sale: January 2, 2018 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, RUSSELL STOCKMAN, PATRICK ZWIERS, KRISTOPHER HOLUB, JACK BURNS II, SHAWN SCHILLER, MICHELLE SCHWARTZ, KEVIN KEY OR JAY JACOBS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

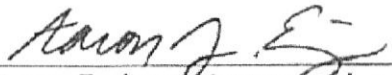
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.


A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2017 NOV 13 A 11:42

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
\_\_\_\_\_  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-015735

  
\_\_\_\_\_  
TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, RUSSELL STOCKMAN, PATRICK ZWIERS, KRISTOPHER HOLUB, JACK BURNS II, SHAWN SCHILLER, MICHELLE SCHWARTZ, KEVIN KEY OR JAY JACOBS  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

## Exhibit "A"

The land referred to herein is situated in the State of Texas, Hill County, described as follows:

### TRACT I:

Lot, tract or parcel of land lying and situated in Hill County, Texas and being a part of Lot No. FIFTEEN (15), HILLCREST ADDITION NO. 1 on Lake Whitney, Hill County, Texas, according to the subdivision plat recorded in Volume 396, Page 631, Hill County, Deed Records, and the herein conveyed premises, also a part of those premises conveyed from Robert P. Haddock et ux Vera Fay Haddock to J. V. Mohon and Robert K. White by deed dated September 8, 1971, recorded in Volume 510, Page 667, Hill County Deed Records and the herein conveyed premises are more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot No. 15, Hillcrest Addition No. 1 on Lake Whitney, Hill County, Texas for the Northwest corner of this tract;

THENCE North 61-51 East 84.1 feet to an iron pin set in the North line of said Lot No. 15 of the Northeast corner of this tract;

THENCE South 22 East 190 feet to iron pin set in the West line of said Lot No. 15 for the South corner of this tract;

THENCE North 72-59 West 12 feet and North 45-18 West 188.8 feet with the West line of said Lot No. 15 to the PLACE OF BEGINNING, as surveyed on the ground on January 28, 1972 by J. H. Brewer, Registered Public Surveyor, State Licensed Land Surveyor, and Hill County Surveyor.

### TRACT II:

BEGINNING in the North line of said Lot No. 15, westerly 6.2 feet from the Northeast corner of said Lot No. 15;

THENCE South 5 degrees 30 minutes West along the center line of said 12 foot access road easement being 6 foot West and parallel with the East line of said Lot No. 15, a distance of 150 feet to a point;

THENCE South 55 West 42 feet along the centerline of said easement to a point 6 feet North of the South line of said Lot No. 15 to a point for corner;

THENCE North 72 degrees 59 minutes West 168 feet along the centerline of said easement 12 foot wide and 6 foot North of the South line of said Lot No. 15 to the East line of the herein conveyed premises at the end of said easement, said access road easement being surveyed on the ground on January 28, 1972 by J.H. Brewer, Registered Public Surveyor, State Licensed Land Surveyor, and Hill County Surveyor.

### TRACT III:

A certain lot, tract or parcel of land lying and situated in the F.M. Weathered Survey A-930 in Hill County, Texas and lying adjacent to the west line of Lot 15 of the Hillcrest Addition, according to the plat recorded in Volume 396, Page 631 of the Deed Records of Hill County, Texas. Said land is a part of that certain 16.90 acre tract acquired by the United States of America from H. M. Marshall, et al by Declaration of Taking filed January 11, 1951, in condemnation proceedings (Civil No. 1115) in the District Court of the United States for the Western District of Texas, Waco Division, and being designated as Tract No. W-C298 for Whitney Reservoir, more particularly described as follows:

BEGINNING at a cotton spindle set in an East line of said 16.90 acre tract and in the West line of said Lot 15 for the northeast corner of this, said spindle being South 45 degrees 41 minutes 38 seconds East 42.02 feet from U.S. Army Corps of Engineers monument #C-298-13A found for the Northwest corner of said Lot 15 and for an inside ell corner of said 16.90 acre tract;