

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

00000004339933
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

15

2014 APR 28 AM 10:55

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: June 03, 2014

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 March 01, 2004 and recorded in Document VOLUME 02019, PAGE 1978; AS AFFECTED BY VOLUME 1293, PAGE 0783 AND VOLUME 1298, PAGE 489 real property records of HILL County, Texas, with LOCHIE DARLING AND JAMES DARLING, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("EMRS") AS NOMINEE, mortgagee.

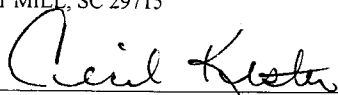
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOCHIE DARLING AND JAMES DARLING, securing the payment of the indebtednesses in the original principal amount of \$69,936.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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, L PETR, R HUMPHRIES OR B. JACKSON

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



NOS00000004339933

EXHIBIT "A"

FIELD NOTES FOR A LOT, TRACT OR PARCEL OF LAND CONTAINING 10.000 ACRES LYING AND SITUATED IN THE ORLANDO WHEELER SURVEY A-940 IN HILL COUNTY, TEXAS. SAID LAND IS THAT CERTAIN TRACT DESCRIBED IN A DEED IN LIEU OF FORECLOSURE TO 21ST MORTGAGE CORP. AS RECORDED IN VOLUME 1234, PAGE 830 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, THE LEGAL DESCRIPTION HAVING BEEN CORRECTED IN VOLUME 1144, PAGE 0426 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY. SAID LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTER OF HCR 4421 FOR THE NORTHWEST CORNER OF 10.000 ACRES DESCRIBED IN A DEED TO TERRY L. HARWELL AS RECORDED IN VOLUME 1145, PAGE 483 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY;

THENCE NORTH 60 DEGREES 8 MINUTES 30 SECONDS EAST 357.19 FEET ALONG SAID ROAD TO A 1/2 INCH IRON ROD
 F O U N D F O R C O R N E R ;
 THENCE SOUTH 29 DEGREES 28 MINUTES 23 SECONDS EAST AT 30.00 FEET PASS A 1/2 INCH IRON ROD FOUND IN THE
 SOUTH LINE OF SAID ROAD, IN ALL 1219.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
 THENCE SOUTH 60 DEGREES 12 MINUTES 4 SECONDS WEST 357.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR
 H A R W E L L ' S S O U T H E A S T C O R N E R ;
 THENCE NORTH 29 DEGREES 28 MINUTES 26 SECONDS WEST AT 1189.36 FEET PASS A 1/2 INCH IRON ROD SET IN THE
 SOUTH LINE OF SAID ROAD, IN ALL 1219.36 FEET TO THE POINT OF BEGINNING, CONTAINING 10.000 ACRES OF LAND
 OF WHICH 0.246 ACRES ARE IN USE AS HCR 4421.



NOS0000004339933