

**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: January 03, 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.

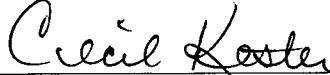
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 19, 2008 and recorded in Document VOLUME 1541, PAGE 560 real property records of HILL County, Texas, with RANDY L. MILLER, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RANDY L. MILLER, securing the payment of the indebtednesses in the original principal amount of \$64,000.00, 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
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 TAMMER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2016 DEC 12 P 12:01



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**EXHIBIT "A"**

PROPERTY INCLUDING ANY IMPROVEMENTS: BEING A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE LA. REYNOLDS SURVEY A-752 IN HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 74.5 ACRE TRACT DESCRIBED IN A DEED FROM C. M. JONES ET UX, CATHY JONES TO JOE ROY MARBUT, ET UX, BERTIE V. MARBUT RECORDED IN VOLUME 342, PAGE 621 OF THE DEED RECORDS OF HILL COUNTY, SAID LAND IS ALL OF THAT CERTAIN 0.145 ACRE TRACT DESCRIBED IN A DEED FROM BERTIE V. MARBUT TO JOHN T. GOLDSMITH ET UX, AILEEN G. GOLDSMITH RECORDED IN VOLUME 586, PAGE 546 AND ALL THAT CERTAIN 0.358 ACRE TRACT DESCRIBED IN A DEED FROM RUTH ANN HILTON TO JOHN T. GOLDSMITH ET UX, AILEEN G. GOLDSMITH RECORDED IN VOLUME 586, PAGE 554 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF STATE HIGHWAY 171 FOR AN OUTSIDE ELL CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO LARRY WHITELEY RECORDED IN VOLUME 881, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE NORTHEAST CORNER OF SAID 0.358 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING S 24 DEG. 36 MIN. 40 SEC. E 338.26 FEET FROM A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 74.5 ACRE TRACT; THENCE WITH THE WEST LINE OF STATE HIGHWAY 171 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7709.29 FEET, S 26 DEG. 11 MIN. 27 SEC. E FOR A CHORD DISTANCE OF 58.49 FEET, AN ARC DISTANCE OF 58.40 FEET, TO A 5/8 INCH IRON ROD SET FOR THE END OF SAID CURVE; THENCE CONTINUING WITH THE WEST LINE OF STATE HIGHWAY 171, S 22 DEG. 03 MIN. 37 SEC. E 66.90 FEET TO A CONCRETE RIGHT OF WAY MONUMENT FOUND AND S 26 DEG. 20 MIN. 37 SEC. E 3.25 FEET TO A 1/2 INCH IRON ROD FOUND IN A FENCE LINE FOR AN OUTSIDE ELL CORNER OF SAID WHITELEY TRACT AND FOR THE SOUTHEAST CORNER OF THIS; THENCE GENERALLY ALONG A FENCE, S 65 DEG. 00 MIN. 00 SEC. W 164.88 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER FOR AN INSIDE ELL CORNER OF SAID WHITELEY TRACT, FOR THE SOUTHWEST CORNER OF SAID 0.145 ACRE TRACT, AND FOR THE SOUTHWEST CORNER OF THIS; THENCE GENERALLY ALONG A FENCE, N 25 DEG. 33 MIN. 37 SEC. W 129.19 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN INSIDE ELL CORNER OF SAID WHITELEY TRACT, FOR THE NORTHWEST CORNER OF SAID 0.145 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS; THENCE GENERALLY ALONG A FENCE N 65 DEG. 39 MIN. 21 SEC. E 41.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 0.145 ACRE TRACT AND FOR THE NORTHWEST CORNER OF SAID 0.358 ACRE TRACT AND N 65 DEG. 04 MIN. 48 SEC. E 127.21 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.495 ACRES OF LAND. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD. IF ANY. APN: 124059



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