

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.

FILED
NICOLE TANNER COUNTY CLERK
HILL COUNTY, TEXAS
2015 SEP 14 PM 3:24

1. **Date, Time, and Place of Sale.**

Date: October 06, 2015

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 December 14, 2007 and recorded in Document VOLUME 1522, PAGE 781 real property records of HILL County, Texas, with STEPHANIE ADAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHANIE ADAY, securing the payment of the indebtednesses in the original principal amount of \$38,062.00, 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

CECIL KESTER OR REBECCA HUMPHRIES
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____





FIELD NOTES FOR THE SURVEY OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOTS 5, 6, 7, 8, AND 9 OF THE LIVE OAK RESORT ANNEX SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 445, PAGE 129 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THOSE CERTAIN TRACTS DESCRIBED IN DEEDS FROM B.C. ROPER TO ALBERT J. COOPER RECORDED IN VOLUME 565, PAGE 146, FROM JAMES B. DOWDY ET UX, NANNIE E. DOWDY TO ALBERT J. COOPER RECORDED IN VOLUME 564, PAGE 162, FROM ESTELLE B. ROUSE TO ALBERT J. COOPER ET UX, ANNE IRENE COOPER RECORDED IN VOLUME 527, PAGE 262, FROM FERRELL R. BULLARD, SR. ET UX, PANZY BULLARD TO MID-STATE HOMES, INC. RECORDED IN VOLUME 524, PAGE 885, AND FROM ROBERT ROE ET UX, SHIRLEY ROE TO ALBERT J. COOPER RECORDED IN VOLUME 564, PAGE 282 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF 5TH STREET WITH THE WEST LINE OF ARLINGTON AVENUE FOR THE NORTHEAST CORNER OF SAID LOT 9 AND FOR THE NORTHEAST CORNER OF THIS:

THENCE WITH THE WEST LINE OF ARLINGTON AVENUE AND GENERALLY ALONG A CHAIN LINK FENCE, S 32 DEG 35' 00" E 250.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 5 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 58 DEG 04' 00" W 80.00 FEET TO A 1/2" IRON ROD SET AT A CHAIN LINK FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 32 DEG 35' 00" W 250.00 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF 5TH STREET FOR THE NORTHWEST CORNER OF SAID LOT 9 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF 5TH STREET, N 58 DEG 04' 00" E 80.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.459 ACRES OF LAND. MORE OR LESS.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.

