

140 TALL TIMBER TRAIL
WHITNEY, TX 76692

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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.

2015 OCT 26 AM 11:31

FILED
NICOLE TAMMER, COUNTY CLERK
HILL COUNTY, TEXAS

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

Date: December 01, 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 January 15, 2002 and recorded in Document VOLUME 1146, PAGE 0277 real property records of HILL County, Texas, with RICHARD JACOB TY CASSEL AND AMBER M. CASSEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD JACOB TY CASSEL AND AMBER M. CASSEL, securing the payment of the indebtednesses in the original principal amount of \$71,435.00, 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 HOME MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO HOME MORTGAGE, INC.
3476 STATEVIEW BLVD. MAC#7801-014
FT 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: _____



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FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 7 OF THE TALL TIMBER ESTATES SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-112 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM LON EUBANK ET UX, CAROL EUBANK TO DONOVAN A. LEECH ET UX, AMY L. LEECH RECORDED IN VOLUME 909, PAGE 846 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF TALL TIMBER TRAIL FOR THE NORTHWEST CORNER OF SAID LOT 7 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE S 61 DEGREES 33' 43" W 167.77 FEET TO A 1/2" IRON ROD FOUND AT A FENCE CORNER FOR THE NORTHEAST CORNER OF SAID LOT 7 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID LOT 7 AND GENERALLY ALONG A CHAIN LINK FENCE, S 30 DEGREES 24' 32" E 124.96 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO MARK C. MCHAM RECORDED IN VOLUME 1019, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 61 DEGREES 32' 19" W 170.95 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID LOT 7 AND IN THE EAST LINE OF TALL TIMBER TRAIL FOR THE NORTHWEST CORNER OF SAID MCHAM TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF TALL TIMBER TRAIL, N 28 DEGREES 57' 03" W 124.96 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.485 ACRES OF LAND, MORE OR LESS.



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