

11

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/7/2005

Grantor(s)/Mortgagor(s):
NATHANIEL A BAUDER, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Ditech Financial LLC

Recorded in:
Volume: 1379
Page: 0072
Instrument No: 010857

Property County:
HILL

Mortgage Servicer:
Ditech Financial LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
345 St. Peter Street,
St. Paul, MN 55102

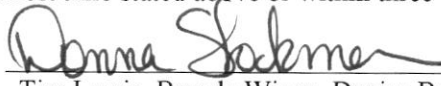
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: 3/5/2019 **Earliest Time Sale Will Begin:** 11:00:00 AM

Place of Sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Jason Brewer, Russell Stockman, Kathy Arrington, Shawn Schiller, Kristopher Holub, Aurora Campos, Michelle Schwartz or Denise Boerner or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2019 FEB - 7 P 3: 32

Exhibit "A"

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the William B. Caldwell Survey A-184 in Hill County, Texas and being a part of that certain 33 acre "Second Tract" described in a deed from J. B. McInnish to Roy Rea McKnight recorded in Volume 492, Page 353 of the Deed Records of Hill County. Said land is all that certain "Tract I" and all that certain "Tract II" described in a deed from Morris E. Crawson to Nathaniel A. Bauder recorded in Volume 1240, Page 544 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of HCR #1250 for the northwest corner of said "Tract I" and for the northwest corner of this, said rod being $N61^{\circ}01'30"E$ 15.00 feet from the northwest corner of said 33 acre tract:

THENCE with the north line of said 33 acre tract and generally along a fence as extended, $N61^{\circ}01'30"E$, at 9.88 feet passing a 60D nail found for the southwest corner of that certain 2.36 acre tract described in a deed to Jerry W. Shaw recorded in Volume 838, Page 177 of the Official Public Records of Hill County, in all a distance of 500.00 feet to a 1/2" iron rod set in the south line of that certain 7.96 acre tract described in a deed to Patrick M. Krajca recorded in Volume 813, Page 581 of the Official Public Records of Hill County for the northeast corner of said "Tract II" and for the northeast corner of this;

THENCE generally along a fence, $S30^{\circ}00'00"E$ 174.27 feet to a 1/2" iron rod set at a fence corner for the southeast corner of said "Tract II" and for the southeast corner of this;

THENCE partially along a fence, $S61^{\circ}01'30"W$, at 250.00 feet passing a 1/2" iron rod found in the north line of that certain 0.575 acre tract described in a deed to Thomas A. Dewese recorded in Volume 729, Page 613 of the Deed Records of Hill County for the southwest corner of said "Tract II" and for the southeast corner of said "Tract I", in all a distance of 500.00 feet to a 1/2" iron rod set in the center of HCR #1250 for the southwest corner of said "Tract I" and for the southwest corner of this;

THENCE with the center of HCR #1250, $N30^{\circ}00'00"W$ 174.27 feet to the place of beginning, containing 2.000 acres of land, of which approximately 0.059 acres lies in a public road.