

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2016 JUL -7 A 11: 53

**HILL County**

**Deed of Trust Dated:** December 8, 2006

**Amount:** \$78,000.00

**Grantor(s):** CARIE CARGILE and RICKEY CARGILE

**Original Mortgagee:** ASPIRE FINANCIAL, INC., DBA TEXASLENDING.COM

**Current Mortgagee:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**Mortgagee Address:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 14077

**Legal Description:** SEE ATTACHED EXHIBIT "A"

**Date of Sale:** August 2, 2016 between the hours of 12:00 PM and 3:00 PM.

**Earliest Time Sale Will Begin:** 12:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


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.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

  
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SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2013-007415

  
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TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

## Exhibit A

All that certain lot, tract or parcel of land lying and situated in the City of Hubbard, Hill County, Texas, being all of Lots 28 and 27 and a part of Lot 26 Holley Hill Addition according to the plat thereof recorded in Volume 518, Page 611 in the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found at a corner, the northeast corner of said Lot 28, at the intersection of the southerly right-of-way line of Powell Drive (50.0' R.O.W.) with the westerly right-of-way line of Primrose Lane (50.0' R.O.W.);

**THENCE** South 30 degrees 00 minutes 00 seconds East (bearing base line) 470.57 feet along the westerly right-of-way line of said Primrose Lane and along the easterly line of said Lot 28, 27 and 26 to a 1/2 inch iron rod set at a corner, a northerly corner of that certain tract of land described in the deed to Wayne Dunlap recorded in Volume 654, Page 17 in said Deed Records, said corner bears North 30 degrees 00 minutes 00 seconds West 179.60 feet from a 1/2 inch iron rod found at an inside ell corner of said Dunlap;

**THENCE** South 61 degrees 53 minutes 00 seconds West 239.14 feet along a northerly line of said Dunlap tract to a 1/2 inch iron rod set at a corner, lying in the westerly line of said Lot 26;

**THENCE** North 30 degrees 06 minute 19 seconds West 470.60 feet to a 5/8 inch iron rod found at a corner, the northwest corner of said Lot 28, lying in the southerly right-of-way line of said Powell Drive;

**THENCE** North 61 degrees 53 minutes 00 seconds East 240.00 feet along the southerly right-of-way line of said Powell Drive to the point of beginning and containing 2.59 acres of land, more or less.