

NOTICE OF FORECLOSURE SALE

2016 MAY 27 P 1:24

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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/16/2005 and recorded in Book 1353 Page 0813 Document 006303 real property records of Hill County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 07/05/2016
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by VICKI JANE MCCOY AND RICKEY JESS MCCOY, provides that it secures the payment of the indebtedness in the original principal amount of \$157,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

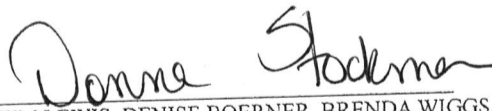
6. **Order to Foreclose.** WELLS FARGO BANK, National Association, successor by merger to WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2005-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-HE5 obtained a Order from the 66th District Court of Hill County on 11/20/2015 under Cause No. 52526. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, MICHAEL W. ZIENTZ, OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, MICHAEL W. ZIENTZ, OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



EXHIBIT A

BEING A TRACT OF LAND IN THE J. MOORE SURVEY, ABSTRACT NO. 626, HILL COUNTY, TEXAS, AND BEING A PART OF A CALLED 25.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1277, PAGE 833, DEED RECORDS OF HILL COUNTY, TEXAS (D.R.H.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND IN THE WEST LINE OF SAID 25.00 ACRE TRACT AND BEING IN THE EAST LINE OF A CALLED 80.81 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 809, PAGE 272, D.R.H.C.T., AND ALSO BEING THE MOST SOUTHERLY CORNER OF A CALLED 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 721, PAGE 274, D.R.H.C.T.;

THENCE N 09°25'17" E ALONG THE EAST LINE OF SAID 2.00 ACRE TRACT, 460.77 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" IN THE SOUTH LINE OF COUNTY ROAD 3242, ALSO BEING IN THE NORTHERLY LINE OF SAID 25.00 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT;

THENCE S 80°34'43" E, CALLED S 80°37'29" E, ALONG THE NORTHERLY LINE OF SAID 25.00 ACRE TRACT AND THE SOUTHERLY LINE OF SAID COUNTY ROAD 3242, 445.53 FEET TO A ½" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR AN ANGLE POINT IN SAID LINES;

THENCE S 83°21'21" E, CALLED S 83°24'07" E, ALONG THE NORTHERLY LINE OF SAID 25.00 ACRE TRACT AND THE SOUTHERLY LINE OF SAID COUNTY ROAD 3242, 174.49 FEET TO A ½" IRON ROD FOUND FOR A CORNER;

THENCE S 06°38'39" W, LEAVING THE NORTHERLY LINE OF SAID 25.00 ACRE TRACT, 584.83 FEET TO A POINT FROM WHICH A ½" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" BEARS S 06°38'39" W, 15.19 FEET;

THENCE S 60°00'00" W, 427.72 FEET TO A POINT IN THE WESTERLY LINE OF SAID 25.00 ACRE TRACT AND BEING IN THE EASTERLY LINE OF SAID 80.81 ACRE TRACT, FROM WHICH A ½" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" BEARS S 30°00'00" E, 12.19 FEET, AND A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 25.00 ACRE TRACT BEARS S 30°00'00" E, 341.84 FEET;

THENCE N 30°00'00" W ALONG THE WESTERLY LINE OF SAID 25.00 ACRE TRACT AND THE EASTERLY LINE OF SAID 80.81 ACRE TRACT, 500.37 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND AS SURVEYED ON THE GROUND ON APRIL 29, 2005 UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE WESTERLY LINE OF SAID 25.00 ACRE TRACT.

006303

FILED
AT 3:30 O'CLOCK P M
ON THE 9 DAY OF July
A.D., 2005

Ruth Pelham
COUNTY CLERK, HILL CO. TEXAS

BY Sue McClure
DEPUTY

STATE OF TEXAS
COUNTY OF HILL

I hereby certify that this instrument was FILED on the date
and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the Official Public
Records of Hill County, Texas.



Ruth Pelham

County Clerk, Hill County, Texas

BY J. Hilton DEPUTY

RECORDED 7-5-05

EASTLAND

TITLE CO.
P. O. Box 680
Hillsboro, Texas 76645

BOOK 1353 PAGE 0833

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