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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.**

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

**Date:** May 02, 2017

**Time:** The sale will begin at 12:00PM 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 September 27, 2002 and recorded in Document VOLUME 1186, PAGE 0133, AS AFFECTED BY VOLUME 1879, PAGE 510 real property records of HILL County, Texas, with JAMES B. HANDY AND MARIA GUADALUPE HANDY, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES B. HANDY AND MARIA GUADALUPE HANDY, securing the payment of the indebtednesses in the original principal amount of \$120,650.00, 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 for*

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, 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: \_\_\_\_\_

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2017 APR 10 P 1:33



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**EXHIBIT "A"**

LOTS 1 AND 2, BLOCK 28, HARRIS ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44, PAGE 608, DEED RECORDS, HILL COUNTY, TEXAS.



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