

5

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 JAN 12 AM 9:36

FILED
CLERK'S OFFICE
HILL COUNTY, TEXAS

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

Date: March 03, 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 September 09, 2011 and recorded in Document CLERK'S FILE NO. 0045861

VOLUME 1687, PAGE 703 real property records of HILL County, Texas, with DAVID M ROSENBOOM AND JOANN D. ROSENBOOM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., mortgagee.

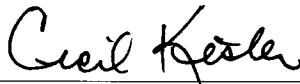
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID M ROSENBOOM AND JOANN D. ROSENBOOM, securing the payment of the indebtednesses in the original principal amount of \$251,459.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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, LARRY PETR, OR BRIAN JACKSON
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH PUNCHARD SURVEY, ABSTRACT 7, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 174.19 ACRES IN THE DEED FROM A.J. JODOIN AND WIFE, PATRICIA C. JODOIN TO PARK LANE PROPERTIES, INC., RECORDED IN VOLUME 1047, PAGE 774, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR A CORNER, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1713 AND THE NORTH LINE OF THE SAID 174.19 ACRE TRACT, SAID CORNER BEARS SOUTH 80 DEGREES 54 MINUTES 21 SECONDS WEST, 697.80 FEET FROM A 1-1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SAID 174.19 ACRE TRACT;

THENCE SOUTH 26 DEGREES 31 MINUTES 58 SECONDS EAST, 978.61 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 60 DEGREES 54 MINUTES 21 SECONDS WEST, 178.23 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 26 DEGREES 31 MINUTES 56 SECONDS EAST, 253.70 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 62 DEGREES 47 MINUTES 24 SECONDS WEST, 553.51 FEET GENERALLY AND PARTIALLY ALONG A FENCE TO A 5/8 INCH IRON ROD SET FOR A CORNER;

THENCE NORTH 26 DEGREES 30 MINUTES 29 SECONDS WEST, 1214.11 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF THE SAID HIGHWAY AND THE NORTH LINE OF THE SAID 174.19 ACRE TRACT;

THENCE NORTH 60 DEGREES 54 MINUTES 21 SECONDS EAST, 731.74 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID HIGHWAY AND THE NORTH LINE OF THE SAID 174.19 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 19.53 ACRES OF LAND MORE OR LESS.

THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE SAID 174.19 ACRE TRACT, WITH A BEARING OF SOUTH 60 DEGREES 12 MINUTES 00 SECONDS WEST.

