

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: August 07, 2018

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 July 07, 2004 and recorded in Document VOLUME 1291, PAGE 0289 real property records of HILL County, Texas, with ROY LEE CROSS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROY LEE CROSS, securing the payment of the indebtednesses in the original principal amount of \$96,085.00, 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

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, OR CECIL KESTER
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
2018 MAY 25 P 2:14



NOS0000007424252

EXHIBIT "A"

LEGAL DESCRIPTION
8.25 ACRES
WILLIAM WILKERSON SURVEY, ABSTRACT 957
HILL COUNTY, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE WILLIAM WILKINSON SURVEY, ABSTRACT 957, HILL COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED BY RALPH TOON AND WIFE, MARIE TOON TO VIVIAN MARIE WILLIAMS BY DEED DATED OCTOBER 6, 1992, RECORDED IN VOLUME 766, PAGE 221 OF 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 FOR A CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF FARM-MARKET HIGHWAY 1243, THE NORTHWEST CORNER OF THAT CERTAIN 2.552 ACRE TRACT OF LAND CONVEYED TO THOMAS CHERRY BY DEED DATED JULY 18, 1994, RECORDED IN VOLUME 824, PAGE 811 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, SAID CORNER ALSO BEING THE MOST NORTHERLY CORNER OF THE SAIW WILLIAMS TRACT;

THENCE SOUTH 33 MINUTES 52 MINUTES 55 SECONDS EAST, 458.51 FEET ALONG THE SOUTHWESTERLY LINE OF SAID CHERRY TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER, THE WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RAYFORD SCHULZE BY DEED RECORDED IN VOLUME 659, PAGE 252 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 33 DEGREES 06 MINUTES 51 SECONDS EAST, 252.43 FEET PARTIALLY ALONG THE SOUTHWEST LINE OF THE SAID SCHULZE TRACT TO A 5/8 INCH IRON ROD SET FOR A CORNER, THE EAST CORNER OF SAID WILLIAMS TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RONALD MCCOMBS ET AL BY DEED RECORDED IN VOLUME 674, PAGE 207 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 58 DEGREES 40 MINUTES 26 SECONDS WEST, 246.37 FEET PARTIALLY ALONG A FENCE AND ALONG THE NORTHWESTERLY LINE OF SAID MCCOMBS TRACT TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE NORTH 87 DEEGREES 39 MINUTES 52 SECONDS WEST, 246.37 FEET GENERALLY ALONG A FENCE AND CONTINUING ALONG THE SAID NORTHERWESTERLY LINE TO A FENCE CORNER POST FOR A CORNER;

THENCE NORTH 89 DEGREES 14 MINUTES 01 SECONDS WEST, 306.37 FEET GENERALLY ALONG A FENCE AND CONTINUING ALONG THE SAID NORTHWESTERLY LINE TO A 1/2 INCH IRON ROD FOUND FOR A CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF FARM-MARKET HIGHWAY 1243, SAID CORNER BEING THE NORTHWEST CORNER OF THE SAID MCCOMBS TRACT, THE WEST CORNER OF SAID WILLIAMS TRACT;

THENCE NORTH 14 DEGREES 25 MINUTES 46 SECONDS EAST, 187.78 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE TO A 5/8 INCH IRON ROD SET FOR A CORNER AT THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS IS 904.93 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CIRCULAR CURVE A DISTANCE OF 455.65 FEET (CHORD NORTH 28 DEGREES 51 MINUTES 15 SECONDS EAST, 450.85 FEET) TO A 5/8 INCH IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 53 DEGREES 24 MINUTES 05 SECONDS EAST, 212.38 FEET CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 8.25 ACRES OF LAND MORE OR LESS.



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