

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 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.

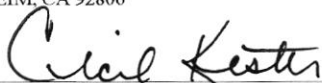
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 20, 1992 and recorded in Document VOLUME 240, PAGE 179 real property records of HILL County, Texas, with CALVIN S. PRUETT AND NANCY KAY PRUETT, grantor(s) and VETERANS AFFAIRS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CALVIN S. PRUETT AND NANCY KAY PRUETT, securing the payment of the indebtednesses in the original principal amount of \$40,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF VENDEE MORTGAGE TRUST 1992-1 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD SUITE 200-A
ANAHEIM, CA 92806



CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ

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 JUL 16 A 11:40



EXHIBIT "A"

FIELD NOTES FOR A LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE A.F. MCCrackEN SURVEY A-559 IN HILL COUNTY, TEXAS. SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ORIN L. GILBERT ET AL TO STEVE ALLAN BURT AS RECORDED IN VOLUME 563, PAGE 47 OF THE DEED RECORDS OF HILL COUNTY, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE SET IN THE CENTER OF A PUBLIC ROAD FOR THE NORTHWEST CORNER OF SAID BURT TRACT, SAID STAKE ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 28 2/3 ACRE TRACT DESCRIBED IN A GUARDIANS DEED FROM JAMES CECIL MILLS TO EUDINE GEE AS RECORDED IN VOLUME 434, PAGE 572 OF THE DEED RECORDS OF HILL COUNTY;

THENCE: N 60 DEG 0 MIN 0 SEC E AT 23.12 FEET PASS AN IRON STAKE SET, IN ALL 1375.00 FEET TO AN IRON STAKE SET FOR CORNER;

THENCE: S 30 DEG 31 MIN 47 SEC E 453.43 FEET TO AN IRON PIPE FOUND FOR CORNER;

THENCE: S 59 DEG 50 MIN 53 SEC W AT 1350.60 FEET PASS AN IRON STAKE SET IN ALL 1375.00 FEET TO AN IRON STAKE SET FOR CORNER IN THE CENTER OF A PUBLIC ROAD;

THENCE: N 30 DEG 31 MIN 34 SEC W 457.07 FEET ALONG SAID ROAD TO THE PLACE OF BEGINNING, CONTAINING 14.370 OF WHICH 0.252 ACRES BEING USED AS PUBLIC ROAD LEAVING A NET OF 14.118 ACRES OF LAND, MORE OR LESS

