

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.

Nicole Tanner
CLERK COUNTY HILL COUNTY TEXAS
BY *Nicole Tanner* DEPUTY

JUN 15 2015

FILED 1:09 PM

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

Date: July 07, 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 August 29, 2003 and recorded in Document VOLUME 1241, PAGE 0432 real property records of HILL County, Texas, with STEPHEN HALL AND HEATHER HALL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHEN HALL AND HEATHER HALL, securing the payment of the indebtednesses in the original principal amount of \$85,325.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR VM TRUST SERIES 1, A DELAWARE STATUTORY TRUST 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

Cecil Kester

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, 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: _____



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EXHIBIT A

A SURVEY OF ALL THAT CERTAIN 17.546 ACRE TRACT OR PARCEL OF LAND MORE OR LESS OUT OF THE I. WINGATE SURVEY, ABST. NO. 1003, HILL COUNTY, TEXAS, BEING A PORTION OF THAT TRACT (CALLED 35.24 ACRES) CONVEYED BY DEED TO CHARLES E. WORLOW AND HELENE DICKINSON AS RECORDED IN VOLUME 712, PAGE 125, DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL ROD FOUND IN PLACE AT A CORNER FENCE POST, FOR A CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID WORLOW-DICKINSON 35.24 ACRE TRACT LOCATED 1255.0 FEET S 60 DEG 55' W OF THE NORTHEAST CORNER OF SAID WINGATE SURVEY;

THENCE - S 29 DEG 28' 39" E WITH THE WEST LINE OF A 5.04 ACRE TRACT AND THE EAST LINE OF SAID 35.24 ACRE TRACT, AT 1045.74 FEET PASS A STEEL ROD FOUND IN PLACE FOR A REFERENCE, IN ALL 1064.74 FEET TO A STEEL ROD FOUND IN PLACE IN PRIVATE ROAD NO. 194, FOR A CORNER;

THENCE - S 60 DEG 52' 12" W 717.87 FEET WITH SAID ROAD AND THE SOUTH LINE OF SAID 35.24 ACRE TRACT TO A STEEL ROD FOUND IN PLACE, FOR A CORNER;

THENCE - N 29 DEG 26' 59" W, AT 19.0 FEET PASS A STEEL ROD FOUND IN PLACE FOR A REFERENCE, IN ALL 1065.32 FEET TO A STEEL ROD FOUND IN PLACE IN A FENCE LINE AND IN THE NORTH LINE OF SAID 35.24 ACRE TRACT, FOR A CORNER;

THENCE - N 60 DEG 55' E 717.41 FEET WITH A FENCE LINE AND THE NORTH LINE OF SAID 35.24 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 17.546 ACRES OF LAND MORE OR LESS , OF WHICH APPROXIMATELY 0.313 ACRE LIES WITHIN THE PRIVATE ROAD.



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