

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2014 APR 28 AM 10:55

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: July 01, 2014

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 March 31, 2004 and recorded in Document VOLUME 1273, PAGE 0794 real property records of HILL County, Texas, with EMZELL JONES III AND ETHEL JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

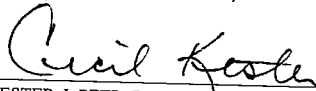
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EMZELL JONES III AND ETHEL JONES, securing the payment of the indebtednesses in the original principal amount of \$79,373.00, and obligations therein described including but not limited to the promissory note and all modifications, 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, L PETR, R HUMPHRIES OR B. JACKSON  
Substitute Trustee

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



## EXHIBIT "A"

FIELD NOTES FOR THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOT 11 AND A PART OF LOTS 10 AND 12, BLOCK 6 OF THE MOORE ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 141, PAGE 320 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A TRUSTEE'S DEED FROM STEPHEN N. SMITH TO ROY K. PAXTON ET UX, KAREN JANE PAXTON RECORDED IN VOLUME 1168, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF COLORADO STREET AND IN THE NORTH LINE OF SAID LOT 12 FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO KENNETH W. MURPHREE RECORDED IN VOLUME 560, PAGE 684 OF THE DEED RECORDS OF HILL COUNTY AND FOR THE NORTHWEST CORNER OF THIS:

THENCE WITH THE SOUTH LINE OF COLORADO STREET, N 62 DEG 30' 00" E, AT 7.00 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF SAID LOT 11, AT 57.00 FEET PASSING THE NORTHEAST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF SAID LOT 10, IN ALL A DISTANCE OF 67.00 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID LOT 10 FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO CURTIS GRAYSON RECORDED IN VOLUME 790, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 27 DEG 38' 20" E 150.04 FEET TO A 1/2" IRON ROD FOUND AT A CHAIN LINK FENCE CORNER IN THE SOUTH LINE OF SAID LOT 10 AND IN THE NORTH LINE OF A 20 FOOT ALLEY FOR THE SOUTHWEST CORNER OF SAID GRAYSON TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE NORTH LINE OF SAID ALLEY AND GENERALLY ALONG A CHAIN LINK FENCE, S 62 DEG 16' 23" W 66.80 FEET TO A 1/2" IRON ROD FOUND AT A CHAIN LINK FENCE CORNER IN THE SOUTH LINE OF SAID LOT 12 FOR THE SOUTHEAST CORNER OF SAID MURPHREE TRACT AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE GENERALLY ALONG A CHAIN LINK FENCE AND WITH THE EXTENSION THEREOF, N 27 DEG 42' 57" W 150.30 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.230 ACRES OF LAND.

