

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: May 06, 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 August 30, 2005 and recorded in Document VOLUME 1376, PAGE 0662; AS AFFECTED BY VOLUME 1392, PAGE 569 real property records of HILL County, Texas, with CURTIS DWAIN LESLEY AND TONI SMITH LESLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

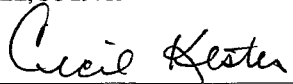
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CURTIS DWAIN LESLEY AND TONI SMITH LESLEY, securing the payment of the indebtednesses in the original principal amount of \$62,516.00, and obligations therein described including but not limited to the promissory note and all modifications, 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

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2014 APR 14 PM 3:59



## EXHIBIT "A"

## TRACT I:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.S. HOBLEY SURVEY, ABSTRACT 359 HILL COUNTY TEXAS AND BEING A PORTION OF A CALLED 63 1/2 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 431, PAGE 599 OF THE DEED RECORDS OF HILL COUNTY, TEXAS SAID TRACT OR PANEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED S 09 DEG 10 MIN 00 SEC E 163.00 FEET FROM THE NORTHEAST CORNER OF THE ABOVE MENTIONED 63-1/2 ACRE TRACT;

THENCE S 09 DEG 10 MIN 00 SEC E 208.71 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 80 DEG. 50 MIN. 00 SEC. W 208.71 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09 DEG, 10 MIN. 00 SEC. W 208.71 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 80 DEG 50 MIN 00 SEC E. 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND.

## TRACT II: NON-EXCLUSIVE EASEMENT ESTATE

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE J.S. HOBLEY SURVEY ABSTRACT 369, HILL COUNTY, TEXAS ARE BEING A PORTION OF A CALLED 63-1/2 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 431 PAGE 599 OF THE DEED RECORDS OF HILL COUNTY, TEXAS SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A SET 1/2 IRON ROD FOR THAT BEGINNING OF THIS CENTER LINE EASEMENT LOCATED S 09 DEG 10 MIN 00 SEC E 163.00 FEET AND S 60 DEG 50 MIN 00 SEC W 208.71 FEET FROM THE NORTHEAST CORNER OF THE ABOVE MENTIONED 63-1/2 ACRE TRACT, SAID POINT BEING THE NORTHEAST CORNER OF 1.00 ACRE TRACT SURVEYED THIS DATE;

THENCE WITH THE CENTER LINE OF THIS EASEMENT N 60 DEG. 54 MIN. 15 SEC. W. 398.62 FEET TO THE END OF THIS EASEMENT LOCATED IN HILL COUNTY ROAD NO. 1340.

