

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
8/24/2005

**Grantor(s)/Mortgagor(s):**  
ALBERT L. YOUNGER, A MARRIED MAN &  
AMANDA YOUNGER, HIS SPOUSE, SIGNING  
PRO FORMA TO PERFECT LIEN ONLY

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR WMC MORTGAGE CORPORATION, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Deutsche Bank National Trust Company, as Trustee  
for Morgan Stanley ABS Capital I Inc. Trust 2005-  
HE7, Mortgage Pass-Through Certificates, Series  
2005-HE7

**Recorded in:**  
**Volume:** 1366  
**Page:** 0031  
**Instrument No:** 008322

**Property County:**  
HILL

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** SEE EXHIBIT "A" LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A  
PART HEREOF

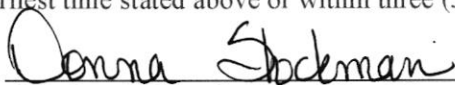
**Date of Sale:** 5/7/2019

**Earliest Time Sale Will Begin:** 11am

**Place of Sale of Property:** EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS  
DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED  
BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS  
PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.

  
\_\_\_\_\_  
Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna  
Stockman, David Stockman, Russell Stockman,  
Michelle Schwartz, Kathy Arrington or Denise  
Boerner  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-69409-POS  
**Loan Type:** Conventional Residential

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 MAR 28 P 1:25

## EXHIBIT "A"

Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 1 and 2, a part of Lots 3, 5, 6, and 7, and a part of a 20 foot alley, Block 6 of the Files-Chiles Addition to the City of Itasca, according to plat recorded in Volume 119, Page 43 of the Deed Records of Hill County, Texas. Said land is all that certain first tract and a part of that certain second tract described in a deed from J. W. Bowman et ux, Joyce Elaine Bowman to Buford Jean et ux, Alice Jean as recorded in Volume 508, Page 130 of the Deed Records of Hill County, and all that certain 0.021 acre tract described in deeds from Margaret Ann Schmelling Sawyer and Nancy Francis Schmelling Carson to Alice Marie Jean as recorded in the Official Public Records of Hill County under Clerk File #'s 002683 and 002684, more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south line of Main Street with the east line of Hooks Street for the northwest corner of said Block 6, for the northwest corner of said Lot 1, and for the northwest corner of this;

THENCE with the south line of Main Street, N60°00'00"E 106.65 feet to a 1/2" iron rod set in the north line of said Lot 3 for the northeast corner of said 0.021 acre tract and for the northeast corner of this;

THENCE S29°28'26"E 140.00 feet to a 1/2" iron rod set in the south line of said Lot 3 and in the north line of a closed alley for the southeast corner of said 0.021 acre tract;

THENCE S40°27'56"E 3.47 feet to a chain link fence corner post and continuing along a chain link fence S19°16'39"E 33.32 feet to a chain link fence corner post for the southeast corner of this;

THENCE S50°18'15"W 1.44 feet to a 1/2" iron rod set in the east line of said Lot 6 for an inside ell corner of said second tract and for the northeast corner of a tract described in a deed to C. E. Bruton as recorded in Volume 496, Page 211 of the Deed Records of Hill County;

THENCE with the north line of said Bruton tract, S60°00'00"W 100.00 feet to a 1/2" iron rod found in the west line of said Lot 5 and in the east line of Hooks Street for the southwest corner of this;

THENCE with the east line of Hooks Street, N29°28'26"W, 176.40 feet to the place of beginning, containing 0.430 acres of land.