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NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2019 JUN 20 P 1:40  
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16011 FAIRCREST DRIVE  
WHITNEY, TX 76692

**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 06, 2019

Time: The sale will begin at 11:00 AM 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 08, 2010 and recorded in Document VOLUME 1630, PAGE 621 real property records of HILL County, Texas, with JAMES R. CORDER SR. AND GINA CORDER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES R. CORDER SR. AND GINA CORDER, securing the payment of the indebtednesses in the original principal amount of \$210,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN OR CECIL KESTER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, BEING 0.295 ACRES OF LAND, AND BEING LOT ELEVEN (11), WHITE BLUFF SIXTEEN (16) SUBDIVISION, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE 140-A, PLAT RECORDS, HILL COUNTY, TEXAS.

FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT 11 OF THE WHITE BLUFF SIXTEEN SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE A-140 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM BARBARA J. BRIGGS TO JAMES R. SCHULTZ RECORDED IN VOLUME 799, PAGE 78 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE NORTH LINE OF FAIRCREST DRIVE FOR THE SOUTHWEST CORNER OF SAID LOT 11;

THENCE N10 DEGREES 19' 35" E 108.34 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 11;

THENCE S 74 DEGREES 31'00" E 138.73 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF FAIRCREST DRIVE EAST FOR THE NORTHEAST CORNER OF SAID LOT 11;

THENCE WITH THE WEST LINE OF FAIRCREST DRIVE EAST AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 423.72 FEET, S 20 DEGREES 45' 56" W FOR A CHORD DISTANCE OF 66.73 FEET, AN ARC DISTANCE OF 66.80 FEET, TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 34.13 FEET;

THENCE ALONG SAID CURVE, S 59 DEGREES 56' 12" W FOR A CHORD DISTANCE OF 40.33 FEET, AN ARC DISTANCE OF 43.14 FEET, TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF FAIRCREST DRIVE FOR THE END OF SAID CURVE;

THENCE WITH THE NORTH LINE OF FAIRCREST DRIVE, N82 DEGREES 56' 43" W 77.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE NORTH LINE OF FAIRCREST DRIVE AND ALONG SAID CURVE HAVING A RADIUS OF 151.31 FEET, N78 DEGREES 43' 59" W FOR A CHORD DISTANCE OF 18.16 FEET, AN ARC DISTANCE OF 18.17 FEET, TO THE PLACE OF BEGINNING, CONTAINING 0.295 ACRES OF LAND, MORE OR LESS.

A PLAT OF EVEN DATE ACCOMPANIES THESE FIELD NOTES.