

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: December 03, 2013

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 November 26, 2003 and recorded in Document VOLUME 1255, PAGE 0627 real property records of HILL County, Texas, with ELISHA VAN SCYOC AND JEFF VAN SCYOC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

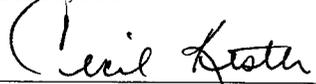
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELISHA VAN SCYOC AND JEFF VAN SCYOC, securing the payment of the indebtedness in the original principal amount of \$81,058.00, and obligations therein described including but not limited to the promissory note and all modifications, 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
ADDIE FRAPPIER, COUNTY CLERK
HILL COUNTY, TEXAS
2013 SEP 23 PM 12:45



EXHIBIT A

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING ALL OF LOT B AND A PART OF LOTS 7 AND 9, BLOCK 3 OF THE GREENWADE ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 100, PAGE 633 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM PAT SMALL TO WELBORN THOMAS BROOKS ET UX, KIMBERLY DIANE BROOKS RECORDED IN VOLUME 1191, PAGE 254 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF SOUTH LLANO STREET (COLORADO STREET) AND IN THE WEST LINE OF SAID LOT 9 FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO MICHAEL S. NYE RECORDED IN VOLUME 1165, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS, SAID ROD BEING N 27 DEG 18' 04" W 94.16 FEET FROM A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF WEST HOOVER AVENUE (SOUTH 5TH STREET) WITH THE EAST LINE OF SOUTH LLANO STREET:

THENCE WITH THE EAST LINE OF SOUTH LLANO STREET, N 27 DEG 18' 04" W, AT 5.84 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID LOT 8, AT 55.84 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 7, IN ALL A DISTANCE OF 60.0 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF SAID LOT 7 FOR THE NORTHWEST CORNER OF THIS:

THENCE N 66 DEG 24' 00" E 115.00 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID LOT 7 AND IN THE WEST LINE OF A 20 FOOT ALLEY FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE WEST LINE OF SAID 20 FOOT ALLEY, S 27 DEG 18' 04" E AT 4.16 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID LOT 8, AT 54.16 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE NORTHEAST CORNER OF SAID LOT 9, IN ALL A DISTANCE OF 60.0 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID LOT 9 FOR THE NORTHEAST CORNER OF SAID NYE TRACT AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 66 DEG 24' 00" W 115.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.158 ACRES OF LAND. MORE OR LESS.



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