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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 01, 2017

Time: The sale will begin at 12:00PM 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 September 13, 2007 and recorded in Document VOLUME 1509, PAGE 0456 real property records of HILL County, Texas, with SAMUEL ESPINO, JR AND ANGELA RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SAMUEL ESPINO, JR AND ANGELA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$86,317.00, 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 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. 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 for*

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, OR JACK BURNS II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

FILED  
NICOLE TANNER-COUNTY CLERK  
HILL COUNTY, TEXAS  
2011 MAY 15 P 2:55



**EXHIBIT 'A'**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE LEVI JONES SURVEY A- 465 IN HILL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.671 ACRE TRACT DESCRIBED IN A DEED FROM KATHRYN VOS BURGH TO HOMER RAY HONEYCUTT ET UX, CHERYL MARIE HONEYCUTT AS RECORDED IN VOLUME 640 PAGE 716 OF THE DEED RECORDS OF HILL COUNTY AND ALL THAT CERTAIN 0.293 ACRE TRACT DESCRIBED IN A DEED FROM EARL WILLIAM DOYLE ET UX, LINDA W. DOYLE TO HOMER RAY HONEYCUTT ET UX, CHERYL MARIE HONEYCUTT AS RECORDED IN VOLUME 675 PAGE 287 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN 0.964 ACRE FIRST TRACT DESCRIBED IN A DEED FROM DEBRA ARLENE HONEYCUTT TO HOMER RAY HONEYCUTT AS RECORDED IN VOLUME 794 PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO JETTIE JORGENSEN AS RECORDED IN VOLUME 731 PAGE 738 OF THE DEED RECORDS OF HILL COUNTY, FOR THE NORTHWEST CORNER OF SAID 0.671 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID JORGENSEN TRACT, N 62 DEGREES 29' 00" E AT 265.15 FEET PASSING A 1/2" IRON FOUND FOR OFFSET, IN ALL A DISTANCE OF 280.15 FEET TO A RAIL ROAD SPIKE FOUND IN THE CENTER OF HCR #2107 FOR THE NORTHEAST CORNER OF THIS;

THENCE WITH THE CENTER OF HCR #2107, S27 DEGREES 48' 27" E 161.84 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 66 DEGREES 05' 04" W, AT 13.00 FEET PASSING A 5/8" IRON ROD SET FOR OFFSET, IN ALL A DISTANCE OF 243.30 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO WILLIAM CUPPLES AS RECORDED IN VOLUME 864 PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID CUPPLES TRACT, N 65 DEGREES 15' 58" W 62.17 FEET TO A 1/2" IRON ROD FOUND AND N 27 DEGREES 34' 06" W 97.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.964 ACRES OF LAND OF WHICH APPROXIMATELY 0.045 ACRES IS BEING USED AS A PUBLIC ROAD.

