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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.

2015 APR 13 PM 3:01

HILL COUNTY CLERK  
HILL COUNTY, TEXAS

1. **Date, Time, and Place of Sale.**

Date: May 05, 2015

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.

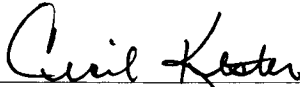
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 26, 2001 and recorded in Document VOLUME 1147, PAGE 0620; AS AFFECTED BY VOLUME 1380, PAGE 0364 real property records of HILL County, Texas, with GENEVA M DURAN, grantor(s) and BOSQUE COUNTY BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GENEVA M DURAN, securing the payment of the indebtedness in the original principal amount of \$48,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST COMMUNITY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



CECIL KESTER, LARRY PETR, OR BRIAN JACKSON  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, 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: \_\_\_\_\_



**EXHIBIT "A"**

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE LEWIS A. REYNOLDS SURVEY, ABSTRACT NO. 752, NEAR THE CITY OF COVINGTON, HILL COUNTY, TEXAS, BEING A PART OF A CALLED 17.911 ACRES CONVEYED BY J.M. WELLS TO KENNETH D. ANDERSON, JR., ET UX LORENDA L. DESCRIBED IN WARRANTY DEED WITH A VENDOR'S LIEN RECORDED IN VOLUME 949, PAGE 835, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, SAID 17.911 ACRES BEING A PART OF A CALLED 20 ACRES DESCRIBED IN VOLUME 561, PAGE 511, DEED RECORDS, HILL COUNTY, TEXAS, AND ALSO PART OF A CALLED 163.305 ACRES CONVEYED BY J.A. NORTON TO J. MCGINNIS DESCRIBED IN VOLUME 551, PAGE 099, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONTROLLING 1/2" IRON ROD IN A CURVE IN THE SOUTHERLY RIGHT-OF-WAY OF F.M. HIGHWAY NO. 67 FOR THE NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 17.911 ACRES. BEING THE NORTHEAST CORNER OF A CALLED 13.931 ACRES OWNED BY THE JAMES M. MCGINNIS ESTATE, AND ALSO BEING SOUTH 55 DEG 27 MIN 34 SEC WEST 212.92 FEET FROM A CONTROLLING FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 17.911 ACRES AND ALSO BEING THE NORTHWEST CORNER OF A CALLED 20 ACRES CONVEYED TO B.R. GARCIA DESCRIBED IN VOLUME 1030, PAGE 731, OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS;

THENCE ALONG THE NORTHERLY LINE OF SAID 17.911 ACRES, BEING THE SOUTHERLY LINE OF SAID HIGHWAY, AND ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1382.29 FEET AND AN ARC LENGTH OF 30.39 FEET BEING SUBLENDED BY A CHORD OF NORTH 50 DEG 24 MIN 44 SEC EAST 30.39 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER;

THENCE 30.00 FEET FROM AND PARALLEL TO THE MOST NORTHERLY WESTERLY LINE OF SAID 17.911 ACRES, SOUTH 30 DEG 21 MIN 25 SEC EAST 107.88 FEET TO A SET 1/2" IRON ROD FOR AN "L" CORNER;

THENCE NORTH 59 DEG 38 MIN 35 SEC EAST 112.50 FEET TO A SET 1/2" IRON ROD FOR AN "L" CORNER;

THENCE SOUTH 30 DEG 21 MIN 25 SEC EAST 277.00 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER;

THENCE SOUTH 59 DEG 38 MIN 35 SEC WEST 142.50 FEET TO A SET 1/2" IRON ROD IN THE MOST NORTHERLY WESTERLY LINE OF SAID 17.911 ACRES, BEING THE EASTERLY LINE OF SAID 13.931 ACRES, FOR THE SOUTHWEST CORNER BEING NORTH 30 DEG 21 MIN 25 SEC WEST 25.59 FEET FROM A FOUND CONTROLLING 1/2" IRON ROD BEING AN "L" CORNER IN SAID 17.911 ACRES AND SAID 13.931 ACRES;

THENCE ALONG THE WESTERLY LINE OF SAID 17.911 ACRES, BEING THE EASTERLY LINE OF SAID 13.931 ACRES, NORTH 30 DEG 21 MIN 25 SEC WEST ORIGIN BEARING 380.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.979 OF AN ACRE OF LAND MORE OR LESS

