

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: June 05, 2018

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 July 25, 2003 and recorded in Document VOLUME 1235, PAGE 0558; AS AFFECTED BY VOLUME 1690, PAGE 294 real property records of HILL County, Texas, with KENNETH A. ROBERTS, SR. AND LOIS M. ROBERTS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KENNETH A. ROBERTS, SR. AND LOIS M. ROBERTS, securing the payment of the indebtednesses in the original principal amount of \$107,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, SHAWN SCHILLER, MICHELLE SCHWARTZ, RUSSELL STOCKMAN, OR CECIL KESTER  
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: \_\_\_\_\_

2010 MAY 14 P 2:02  
FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS



**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR A PARCEL OF LAND SITUATED IN M. MADRIGAL SURVEY, ABSTRACT NO. 556, HILL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 103.15 ACRE TRACT OF LAND CONVEYED BY ESTELLE GILMORE, ET AL, TO INEZ GILMORE THOMPSON, ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 485, PAGE 838, DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE SET IN THE APPROXIMATE CENTER LINE OF A COUNTY ROAD, SAID POINT BEING S 38 DEG. 18' 58" E, 1212.97 FEET FROM THE NORTHEAST CORNER OF SAID 103.15 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 38 DEG. 18 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT AND ALONG THE APPROXIMATE CENTER LINE OF SAID ROAD, A DISTANCE OF 474.17 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 51 DEGREES 29 MINUTES 13 SECONDS WEST, AT 20.50 FEET PASS AN IRON ROD UNDER FENCE SET FOR REFERENCE IN THE APPROXIMATE WEST LINE OF SAID ROAD, IN ALL A DISTANCE OF 917.66 FEET TO AN IRON ROD SET IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO RICHMOND ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 685, PAGE 500, DEED RECORDS OF HILL COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 37 DEGREES 49 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID RICHMOND TRACT, AT 51.44 FEET PASS AN IRON ROD FOUND, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DON N. AUSTIN ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 679, PAGE 912, DEED RECORDS OF HILL COUNTY, TEXAS, AT 455.57 FEET PASS AN IRON ROD FOUND, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JUANITA R. EDREDGE ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 736, PAGE 620, DEED RECORDS OF HILL COUNTY, TEXAS, IN ALL A DISTANCE OF 477.34 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 51 DEGREES 41 MINUTES 02 SECONDS EAST AT 890.11 FEET PASS AN IRON ROD SET UNDER FENCE IN THE APPROXIMATE WEST LINE OF SAID ROAD FOR REFERENCE, IN ALL A DISTANCE OF 913.51 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS, IN ACCORDANCE WITH THE PLAT OF EVEN DATE HERewith, ATTACHED HERETO, AND MADE A PART HEREOF.

