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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 07, 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 April 15, 2016 and recorded in Document VOLUME 1863, PAGE 296 real property records of HILL County, Texas, with LUIS SCHAEFFER AND DEBRA ANN DUNN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LUIS SCHAEFFER AND DEBRA ANN DUNN, securing the payment of the indebtednesses in the original principal amount of \$96,224.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HOME POINT FINANCIAL CORPORATION 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. HOME POINT FINANCIAL CORPORATION F/K/A STONEGATE MORTGAGE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o HOME POINT FINANCIAL CORPORATION F/K/A STONEGATE MORTGAGE  
4849 GREENVILLE AVE. SUITE 800  
DALLAS, TX 75206



CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ  
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  
2018 JUN 25 A 11:50



**EXHIBIT "A"**

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A PART OF LOT 15, BLOCK 3 OF THE HICKS ADDITION TO THE CITY OF WHITNEY, HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 162, PAGE 5 OF THE DEED RECORDS OF HILL COUNTY, AS IT EXISTS ON THE GROUND TODAY. SAID LAND IS ALL OF THAT CERTAIN TRACT DESCRIBED IN A DEED FROM JERRY W. UPCHURCH AND GENEVA J. UPCHURCH, TRUSTEES OF THE UPCHURCH FAMILY TRUST TO JERRY W. UPCHURCH AND GENEVA J. UPCHURCH RECORDED IN VOLUME 1737, PAGE 623 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND IN THE SOUTH LINE OF FM 1244 FOR THE NORTHWEST CORNER OF THAT CERTAIN 0.299 ACRE TRACT DESCRIBED IN A DEED TO SUSAN S. LANE RECORDED IN VOLUME 1139, PAGE 197 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, FOR THE EXISTING NORTHEAST CORNER OF SAID LOT 15, AND FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING S 56° 20' 00" W 38.28 FEET AND S 47° 30' 25" W 63.12 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF FM 1244 WITH THE WEST LINE OF SAN ANTONIO STREET (PLATTED BUT NOT OPEN);

THENCE S 30° 30' 18" E 122.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND FOR THE SOUTHWEST CORNER OF SAID LANE TRACT, FOR THE SOUTHEAST CORNER OF SAID LOT 15, AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID LOT 15, S 58° 09' 38" W 103.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 0.298 ACRE TRACT DESCRIBED IN A DEED TO JANICE L. AUTEN RECORDED IN VOLUME 1069, PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 30° 30' 18" W 121.63 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF FM 1244 FOR THE NORTHEAST CORNER OF SAID AUTEN TRACT AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF FM 1244 AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1004.93 FEET, N 58° 05' 12" E FOR A CHORD DISTANCE OF 101.16 FEET, AN ARC DISTANCE OF 101.20 FEET, TO A 1/2" IRON ROD FOUND AND CONTINUING WITH THE SOUTH LINE OF FM 1244, N 47° 29' 43" E 2.23 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.286 ACRES OF LAND, MORE OR LESS.



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