

414 N. THOMPSON ST.
HILLSBORO, TX 76645

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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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 APR 11 P 12:29

1. Date, Time, and Place of Sale.

Date: June 07, 2016

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 October 17, 2014 and recorded in Document VOLUME 1806, PAGE 402; AS AFFECTED BY VOLUME 1853, PAGE 739 real property records of HILL County, Texas, with JEREMY P SEABAUGH AND SALLIE E SEABAUGH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEREMY P SEABAUGH AND SALLIE E SEABAUGH, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, 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, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, OR KRISTOPHER HOLUB
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: _____



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TRACT 1:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN E. ROSS SURVEY A-750 IN HILL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF DESCRIBED IN A DEED FROM I. P. BROWNING, ET UX, TO JOHN CADE RAMSEY, ET UX, AS DESCRIBED IN A DEED FROM EARLE WOOLSEY TO JOHN CADE RAMSEY AS RECORDED IN VOLUME 502, PAGE 80, AND ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM MRS. JO THOMPSON MERROW, ET VIR, TO JOHN CADE RAMSEY AS RECORDED IN VOLUME 503, PAGE 657 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS, SAID STAKE ALSO BEING IN THE EAST LINE OF THE W.M. MCDONALD TRACT AND AT THE SOUTHWEST CORNER OF THE HILLSBORO COUNTRY CLUB TRACT;

THENCE WITH THE SOUTH LINE OF SAID HILLSBORO COUNTRY CLUB TRACT AND THE NORTH LINE OF THIS N 81 DEGREES 48' 00" E 892.80 FEET TO A 3/4" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS;

THENCE S 20 DEGREES 10' 54" W 220.80 FEET TO A SET 3/4" IRON ROD, S 23 DEGREES 30' 00" W 127.78 FEET TO A SET 3/4" IRON ROD, AND S 29 DEGREES 16' 00" E 309.00 FEET TO A 3/4" IRON ROD SET IN THE NORTH LINE OF CRAIG STREET FOR THE SOUTHEAST CORNER OF THIS;

THENCE ALONG THE NORTH LINE OF SAID STREET S 60 DEGREES 44' 00" W 30.00 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS;

THENCE N 29 DEGREES 41' 17" W 190.29 FEET TO A 1/2" IRON ROD FOUND FOR AN INSIDE ELL CORNER OF THIS AND THE NORTHEAST CORNER OF THE KENNETH PAXTON TRACT;

THENCE WITH THE NORTH LINE OF SAID PAXTON TRACT S 60 DEGREES 06' 36" W 302.28 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PAXTON TRACT AND AN INSIDE ELL CORNER OF THIS;

THENCE S 32 DEGREES 05' 23" E 25.38 FEET TO A 1/2" IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF THIS;

THENCE S 60 DEGREES 11' 19" W 74.71 FEET TO A 1/2" IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF THIS;

THENCE N 24 DEGREES 18' 31" W 140.86 FEET TO A 3/4" IRON ROD SET FOR AN INSIDE ELL CORNER OF THIS;

THENCE S 63 DEGREES 00' 15" W 137.56 FEET TO A 3/4" IRON ROD SET FOR AN OUTSIDE ELL CORNER OF THIS AND THE SOUTHEAST CORNER OF THE O. B. BAILEY TRACT;

THENCE WITH THE EAST LINE OF SAID BAILEY TRACT N 32 DEGREES 18' 40" W 150.68 FEET TO A NAIL IN ASPHALT DRIVEWAY FOUND FOR THE NORTHEAST CORNER OF SAID BAILEY TRACT AND AN INSIDE ELL CORNER OF THIS;

THENCE WITH THE NORTH LINE OF SAID BAILEY TRACT S 59 DEGREES 33' 16" W 101.50 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BAILEY TRACT AND AN OUTSIDE ELL CORNER OF THIS, SAID ROD ALSO BEING IN THE EAST LINE OF THOMPSON STREET;

THENCE WITH THE EAST LINE OF SAID STREET N 29 DEGREES 25' 49" W 56.59 FEET TO A 1/2" IRON ROD FOUND FOR AN OUTSIDE ELL CORNER OF THIS;

THENCE N 59 DEGREES 49' 24" E 102.20 FEET TO A PIPE POST FOR AN INSIDE ELL CORNER OF THIS AND THE SOUTHEAST CORNER OF SAID MCDONALD TRACT;

THENCE ALONG THE EAST LINE OF SAID MCDONALD TRACT NORTH 33 DEGREES 17' 48" W 338.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.844 ACRES OF LAND, MORE OR LESS.

TRACT 2:

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN E. ROSS SURVEY A-750 IN HILL COUNTY, TEXAS. SAID LAND IS A TRACT DESCRIBED IN A QUIT CLAIM DEED FROM WILL BOND TO JOHN CADE RAMSEY, ET UX AS RECORDED IN VOLUME 860, PAGE 104 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, AND IS BOUNDED BY THE HILLSBORO COUNTRY CLUB GOLF COURSE ON THE NORTH, BY A TRACT DESCRIBED IN A DEED FROM I. P. BROWNING, ET UX, TO JOHN CADE RAMSEY AS RECORDED IN VOLUME 502, PAGE 264, AND BY A TRACT DESCRIBED IN A DEED FROM MRS. JO THOMPSON MERROW, ET VIR, TO JOHN CADE RAMSEY AS RECORDED IN VOLUME 503, PAGE 657 OF THE DEED RECORDS OF HILL COUNTY ON THE WEST, BY CRAIG STREET ON THE SOUTH, AND BY THE GREENWOOD ADDITION TO THE CITY OF HILLSBORO ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS AND FOR THE NORTHWEST CORNER OF SAID GREENWOOD ADDITION, SAID ROD ALSO BEING IN THE SOUTH LINE OF SAID GOLF COURSE:

THENCE WITH THE WEST LINE OF SAID GREENWOOD ADDITION S 10 DEGREES 33' 45" W 232.14 FEET TO A SET 3/4" IRON ROD, S 25 DEGREES 25' 54" W 146.28 FEET TO A PIPE FENCE POST, AND S 16 DEGREES 03' 20" E 240.81 FEET TO A 3/4" IRON ROD SET IN THE NORTH LINE OF CRAIG STREET FOR THE SOUTHEAST CORNER OF THIS;



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THENCE ALONG THE NORTH LINE OF SAID STREET S 77 DEGREES 44' 36" W 33.82 FEET TO A 3/4" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 29 DEGREES 16' 00" W 309.00 FEET TO A SET 3/4" IRON ROD, N 23 DEGREES 30' 00" E 127.78 FEET TO A SET 3/4" IRON ROD, AND N 20 DEGREES 10' 54" E 220.80 FEET TO A 3/4" IRON ROD SET IN THE SOUTH LINE OF SAID GOLF COURSE AND THE NORTHEAST CORNER OF SAID RAMSEY TRACTS FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF SAID GOLF COURSE N 87 DEGREES 17' 34" E 96.93 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.362 ACRES OF LAND, MORE OR LESS.



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