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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: March 01, 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 May 21, 2014 and recorded in Document VOLUME 1793, PAGE 732 real property records of HILL County, Texas, with MARK JOHNSON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARK JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$112,433.00, 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  
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: \_\_\_\_\_

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2016 JAN 11 P 1:51



**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE F. C. BURT SURVEY, ABSTRACT NO. 28, BEING THE SAME CALLED 2.484 ACRE TRACT OF LAND CONVEYED BY MELISSA LEWIS AND HUSBAND, QUINCY LEWIS TO MARK D. JOHNSON BY DEED DATED MAY 25, 2011 AND BEING RECORDED IN VOLUME 1677, PAGE 199, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" STEEL REBAR FOUND ON THE NORTHERLY LINE OF COUNTY ROAD 1414 AND THE SOUTHERLY LINE OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO AMY AND JIMMIE MOON BY DEED RECORDED IN VOLUME 1653, PAGE 593, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, BEING THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 43.575 ACRE TRACT OF LAND CONVEYED TO DAVID AND MARLA SEXTON BY DEED RECORDED IN VOLUME 1183, PAGE 135, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID JOHNSON TRACT;

THENCE NORTH 60 DEGREES 22 MINUTES 59 SECONDS EAST, GENERALLY ALONG A FENCE LINE, THE NORTHERLY LINE OF SAID COUNTY ROAD 1414 AND THE COMMON LINE BETWEEN SAID MOON TRACT AND SAID JOHNSON TRACT, FOR A DISTANCE OF 289.06 FEET TO A POINT FOR A CORNER, BEING AN ELL CORNER OF A CALLED 16.03 ACRE TRACT OF LAND CONVEYED TO DAVID AND TAMMY CUNNINGHAM BY DEED RECORDED IN VOLUME 1626, PAGE 294, OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE SOUTH 29 DEGREES 27 MINUTES 16 SECONDS EAST, ALONG A COMMON LINE BETWEEN SAID CUNNINGHAM TRACT AND SAID JOHNSON TRACT, AT A DISTANCE OF 34.21 FEET PASSING A 1/2" STEEL REBAR FOUND FOR REFERENCE ON THE SOUTHERLY LINE OF SAID COUNTY ROAD 1414, CONTINUING IN ALL, GENERALLY ALONG A FENCE LINE, FOR A TOTAL DISTANCE OF 381.99 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, BEING AN ELL CORNER OF SAID CUNNINGHAM TRACT AND THE SOUTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE SOUTH 29 DEGREES 27 MINUTES 16 SECONDS EAST, ALONG A COMMON LINE BETWEEN SAID CUNNINGHAM TRACT AND SAID JOHNSON TRACT, AT A DISTANCE OF 34.21 FEET PASSING A 1/2" STEEL REBAR FOUND FOR REFERENCE ON THE SOUTHERLY LINE OF SAID COUNTY ROAD 1414, CONTINUING IN ALL, GENERALLY ALONG A FENCE LINE, FOR A TOTAL DISTANCE OF 381.99 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, BEING AN ELL CORNER OF SAID CUNNINGHAM TRACT AND THE SOUTHEAST CORNER OF SAID JOHNSON TRACT;

THENCE SOUTH 64 DEGREES 27 MINUTES 12 SECONDS WEST, GENERALLY ALONG A FENCE LINE AND A COMMON LINE BETWEEN SAID CUNNINGHAM TRACT AND SAID JOHNSON TRACT, FOR A DISTANCE OF 265.43 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER ON THE MOST WESTERLY LINE OF SAID SEXTON TRACT, BEING AN ELL CORNER OF SAID CUNNINGHAM TRACT AND THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID JOHNSON TRACT;

THENCE NORTH 18 DEGREES 00 MINUTES 19 SECONDS WEST, GENERALLY ALONG A FENCE LINE AND A COMMON LINE BETWEEN SAID SEXTON TRACT AND SAID JOHNSON TRACT, FOR A DISTANCE OF 115.76 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER, BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID SEXTON TRACT AND AN ELL CORNER OF SAID JOHNSON TRACT;

THENCE SOUTH 80 DEGREES 52 MINUTES 34 SECONDS WEST, PARTIALLY ALONG A FENCE LINE AND A COMMON LINE BETWEEN SAID SEXTON TRACT AND SAID JOHNSON TRACT, FOR A DISTANCE OF 98.35 FEET TO A 1/2" STEEL REBAR FOUND AT A CORNER BETWEEN THE FENCE LINE AND THE GRAVEL OF SAID COUNTY ROAD 1414, BEING AN ELL CORNER OF SAID SEXTON TRACT AND SAID JOHNSON TRACT;

THENCE NORTH 17 DEGREES 39 MINUTES 29 SECONDS WEST, ALONG A COMMON LINE BETWEEN SAID SEXTON TRACT AND SAID JOHNSON TRACT AND CROSSING SAID COUNTY ROAD 1414, FOR A DISTANCE OF 220.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.48 ACRES OF LAND, MORE OR LESS.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND HEREIN DESCRIBED. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.



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