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C&S No. 44-17-3748 / Conventional / No  
Kondaur Capital Corp

**NOTICE OF TRUSTEE'S SALE** FILED  
JULIE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument:** October 01, 2008

**Grantor(s):** Jeffrey L. McFatrige, joined herein pro forma by his wife, Marcy Leigh McFatrige

**Original Trustee:** Edward Kershner

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SWBC Mortgage Corporation, its successors and assigns

**Recording Information:** Vol. 1569, Page 438, or Clerk's File No. 00021427, in the Official Public Records of HILL County, Texas.

**Current Mortgagee:** Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-2

**Mortgage Servicer:** Kondaur Capital Corp, whose address is C/O 1100 W. Town & Country Road Suite 1600 Orange, CA 92868 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 11/07/2017 **Earliest Time Sale Will Begin:** 12:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

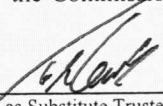
**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A.F. MCCracken SURVEY, ABSTRACT NO. 559 IN HILL COUNTY, TEXAS, BEING THE SAME TRACTS OF LAND DESCRIBED IN THE DEED DATED JANUARY 15, 1988 FROM SHAN ENGLISH AND WIFE, TONYA ENGLISH TO BURNEY BASKETT, A SINGLE MAN, RECORDED IN VOLUME 694, PAGE 730 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND IN THE DEED DATED JULY 13, 2004, FROM VETERANS LAND BOARD OF THE STATE OF TEXAS TO BURNEY BASKETT AND MICHELLE BASKETT, RECORDED IN VOLUME 1307, PAGE 561 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, IN WHICH SAID DEED REFERS TO FURTHER DESCRIPTION IN THAT CONTRACT OF SALE AND PURCHASE DATED MARCH 14, 1991, RECORDED IN VOLUME 735, PAGE 595 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

**Place of Sale of Property:** The foreclosure sale will be conducted in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

**For Information:**

Codilis & Stawiarski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060  
(281) 925-5200

  
Tim Lewis as Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



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"EXHIBIT A"

All that certain lot, tract or parcel of land situated in the A.F. McCracken Survey, Abstract No. 559 in Hill County, Texas, being the same tracts of land described in the deed dated January 15, 1988 from Shan English and wife, Tonya English to Burney Baskett, a single man, recorded in Volume 694, Page 730 of the Deed Records of Hill County, Texas, and in the deed dated July 13, 2004, from Veterans Land Board of the State of Texas to Burney Baskett and Michelle Baskett, recorded in Volume 1307, Page 561 of the Official Public Records of Hill County, Texas, in which said deed refers to further description in that Contract of Sale and Purchase dated March 14, 1991, recorded in Volume 735, Page 595 of said Deed Records, being more particularly described as follows:

Beginning at a railroad spike set for a corner in County Road 1364, at the southwest corner of said Baskett tract (Vol. 694, Page 730), at the northwest corner of that same tract of land described in the deed dated October 26, 1988, to Gueary Logan and wife, Lola Logan, recorded in Volume 705, Page 286 of said Deed Records, the southwest corner of this tract, from which a railroad spike found at the southwest corner of said Logan tract bear South 30 degrees minutes 33 seconds East a distance of 516.64 feet;

Thence North 30 degrees 40 minutes 33 seconds West along said County Road a distance of 148.46 feet to a railroad spike set for an angle point in the west line of said Baskett tract (Vol. 694, Page 730);

Thence North 31 degrees 31 minutes 33 seconds West along said County Road a distance of 236.32 feet to a railroad spike found for an angle point in the west line of said Baskett tract (Vol. 694, Page 730);

Thence North 31 degrees 59 minutes 17 seconds West along said County Road a distance of 126.49 feet to a railroad spike set for a corner at the northwest corner of said Baskett tract (Volume 694, Page 730), the southwest corner of said Baskett tract (Vol. 1307, Page 561);

Thence North 32 degrees 00 minutes 26 seconds West along said County Road a distance of 759.78 feet to a 60D Nail found for a corner at the intersection of said County Road 1364 and County Road 1450 S., at the northwest corner of said Baskett tract (Vol. 1307, Page 561), the northwest corner of this tract;

Thence North 58 degrees 07 minutes 03 seconds East along said County Road 1450 S., a distance of 885.77 feet to a 1/2" steel rebar set for a corner on the north edge of the road bed of said County Road at the northeast corner of said Baskett tract (Vol. 1307, Page 561), the northeast corner of this tract;

Thence South 30 degrees 00 minutes 07 seconds East, at 30.00 feet passing a 1/2" steel rebar set for reference on the southerly line of said County Road 1450 S., continuing generally along a fence line, at 768.25 feet passing a 5/8" steel rebar found for a corner at the southeast corner of said Baskett tract (Vol. 1307, Page 561), the northeast corner of said Baskett tract (Vol. 694, Page 730), continuing along said fence line in all a distance of 1279.73 feet to a 5/8" steel rebar found for a corner at the southeast corner of said Baskett tract (Vol. 694, Page 730), the northeast corner of said Logan tract and the southeast corner of this tract;

Thence South 58 degrees 39 minutes 40 seconds West along the common line between said Baskett tract (Vol. 694, Page 730), and said Logan tract, partially along a fence line, at 825.23 feet passing a 5/8" steel rebar found for a reference point on line on the east side of said County Road 1364, continuing in all a distance of 846.52 feet to the point of beginning and containing 25.29 acres of land as survey on the ground by Szurgot & Peede Land Surveyors, Ltd.

AMS mme