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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  
2015 SEP 14 PM 3:24

1. **Date, Time, and Place of Sale.**

Date: November 03, 2015

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 June 29, 2006 and recorded in Document CLERK'S FILE NO. 008263 real property records of HILL County, Texas, with STEPHANIE MARQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHANIE MARQUEZ, securing the payment of the indebtednesses in the original principal amount of \$112,000.00, 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*

CECIL KESTER OR REBECCA HUMPHRIES  
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: \_\_\_\_\_





BEING A TRACT OF LAND IN THE ORLANDO WHEELER SURVEY, ABSTRACT NO. 940, HILL COUNTY, TEXAS, AND BEING THAT SAME CALLED 5.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED CONVEYED TO JOHN S. AND JOYCE A. THOMAS RECORDED IN VOLUME 991, PAGE 349 DEED RECORDS OF HILL COUNTY, (D.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR A CORNER ON THE SOUTH SIDE OF COUNTY ROAD NO. 4423W. SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED FIRST TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 412, PAGE 436, D.R.H.C.T., ALSO BEING THE NORTHEAST CORNER OF SAID 5.0 ACRE TRACT;

THENCE S 23DEG 48'15"E ALONG THE COMMON LINE BETWEEN SAID FIRST TRACT AND SAID 5.0 ACRE TRACT A DISTANCE OF 389.96 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER ON THE COMMON LINE BETWEEN SAID FIRST TRACT AND SAID 5.0 ACRE TRACT;

THENCE S 60DEG 04'07"W, CALLED S 60DEG E, PARTIALLY AND GENERALLY ALONG A FENCE LINE AND THE SOUTH LINE OF SAID 5.0 ACRE TRACT AT A DISTANCE OF 529.92 FEET PASSING A 1/2" IRON ROD FOUND FOR REFERENCE ON THE EAST SIDE OF COUNTY ROAD NO. 4421, CONTINUING IN ALL A TOTAL DISTANCE OF 560.15 FEET TO A POINT FOR A CORNER IN SAID COUNTY ROAD NO. 4421, BEING THE SOUTHWEST CORNER OF SAID 5.0 ACRE TRACT;

THENCE N 23DEG 35'05"W, CALLED N 24DEG 01'35"W, ALONG SAID COUNTY ROAD NO. 4421 A DISTANCE OF 390.28 FEET, CALLED 390.40 FEET, TO A 1/2" IRON ROD FOUND FOR A CORNER ON THE SOUTH SIDE OF THE AFOREMENTIONED COUNTY ROAD NO. 4423W, SAID 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID 5.0 ACRE TRACT;

THENCE N 60DEG 05'07"E, CALLED N 60DEG E, ALONG THE NORTH LINE OF SAID 5.0 ACRE TRACT A DISTANCE OF 558.63 FEET, CALLED 561.65 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 4.980 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF S. ERIK DUMAS, R.F.L.S. NO. 5371 ON FEBRUARY 20, 2006. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS RECORDED IN VOLUME 991, PAGE 349, D.R.H.C.T., SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

