

120

**Current Borrower:** CHRISTOPER DOYLE PERRY AND JENNIFER LYNN PERRY HUSBAND AND WIFE  
**MHA File Number:** TX-14-22472-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FannieMae  
**Property Address:** 175 HCR 3138 N, BYNUM, TX 76631

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/11/2003

**Grantor(s)/Mortgagor(s):**  
CHRISTOPER DOYLE PERRY AND JENNIFER  
LYNN PERRY HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR PULTE MORTGAGE, LLC, ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Federal National Mortgage Association ("Fannie  
Mae"), a corporation organized and existing under  
the laws of the United States of America

**Recorded in:**  
**Volume:** 1232  
**Page:** 0157  
**Instrument No:** 06230

**Property County:**  
HILL

**Mortgage Servicer:**  
Seterus, Inc. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
14523 SW Millikan Way, Suite 200, Beaverton,  
OR 97005

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 12/2/2014

**Earliest Time Sale Will Begin:** 12:00 PM

**Place of Sale of Property:** THE EAST DOOR OF THE COURTHOUSE OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE  
TEXAS PROPERTY CODE.

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.

Tim Lewis or Denise Boerner or Brenda Wiggs or

Donna Stockman or David Stockman

or Cole D. Patton  
or Karl Terwilliger  
McCarthy, Holthus & Ackerman, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED  
JESSIE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2014 OCT 23 AM 8:40



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EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in the J. C. Overstreet Survey, Abstract 694, Hill County, Texas and being all of that certain tract described as 2.00 acres of land ~~in the deed from Robert H. Schneider, et ux to James Pace, et ux dated June 9, 1992, recorded in Volume 759, Page 855, of the Deed Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:~~

BEGINNING at a 5/8 inch iron rod set for a corner the northeast corner of said 2.00 acre tract, lying in the center of County Road 3138N;

THENCE South 17 degrees 52 minutes 43 seconds East at 26.38 feet passing a 5/8 inch iron rod found for reference, in all 306.56 feet generally along a fence to a 5/8 inch iron rod found for a corner the southeast corner of said 2.00 acre tract;

THENCE South 68 degrees 12 minutes 14 seconds West ( bearing base line ) 290.68 feet generally along a fence to a 5/8 inch iron rod found for a corner the southwest corner of said 2.00 acre tract;

THENCE North 16 degrees 08 minutes 46 seconds West at 273.92 feet passing a 5/8" iron rod set for reference, in all 305.22 feet to a 5/8 inch iron rod set the northwest corner of said 2.00 acre tract, lying in the center of said County Road;

THENCE North 67 degrees 48 minutes 17 seconds East 275.98 feet with the center of said road to a 5/8 inch iron rod set for corner;

THENCE North 66 degrees 18 minutes 05 seconds East 5.61 feet with the center of said road to the point of beginning and containing 2.00 acres of land more or less.