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FILED
MICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

SELECT PORTFOLIO SERVICING, INC. (SPS)
VAUGHAN, STEVE AND HOLLY
1300 HILL COUNTY ROAD 4235, HILLSBORO, TX 76645

CONVENTIONAL
Our File Number: 14-017045

2014 AUG 12 AM 9:16

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 13, 2004, STEVE VAUGHAN AND WIFE, HOLLY VAUGHAN, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 11668 Volume 1320, Page 432, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 2, 2014 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE T.B. WHITE SURVEY, ABSTRACT 1001, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 27.208 ACRES IN THE DEED FROM RONALD MERLE BARTLETT, ET UX TO STEVE VAUGHAN, ER UX DATED AUGUST 20, 1996, RECORDED IN VOLUME 903, PAGE 831 OF THE OFFICIAL PUBLIC RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Property Address: 1300 HILL COUNTY ROAD 4235
HILLSBORO, TX 76645
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED NOTES
3815 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH 84115

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

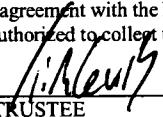

SUBSTITUTE TRUSTEE
TIM LEWIS OR BRIAN JACKSON OR LORI GARNER
OR ANGELA LEWIS OR DONNA STOCKMAN OR
DAVID STOCKMAN OR CECIL KESTER
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565



EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in the T.B. White Survey, Abstract 1001, Hill County, Texas, being a part of that certain tract of land described as 27.208 acres in the deed from Ronald Merle Bartlett, et ux to Steve Vaughan, et ux dated August 20, 1966, recorded in Volume 903, Page 831 of the Official Public Records, Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner the southwest corner of said 27.208 acre tract lying in the center of County Road 4235;
THENCE North 00 degrees 21 minutes 21 seconds West 272.19 feet along the center of said road to a 5/8 inch iron rod set for a corner point bears South 00 degrees 21 minutes 21 seconds East 114.36 feet from a 1/2 inch iron rod found at the northwest corner of said 27.208 acre tract;
THENCE South 89 degrees 19 minutes 30 seconds East 800.16 feet to a 5/8 inch iron rod set for a corner;
THENCE South 00 degrees 21 minutes 21 seconds East 272.19 feet to a 5/8 inch iron rod set for a corner lying in the southerly line of said 27.208 acre tract point bears North 89 degrees 19 minutes 30 seconds West 1642.62 feet from a 1/2 inch iron rod found at the southeast corner of said 27.208 acre tract;
THENCE North 89 degrees 19 minutes 30 seconds West (bearing base line) 800.15 feet along the southerly line of said 27.208 acre tract to the point of beginning and containing 5.00 acre of land more or less.