

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.

POSTED
A.M. 1:40 P.M.

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

Date: January 06, 2015

DEC 15 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY *GW* DEPUTY

Place THE SOUTH OUTSIDE STEPS OF THE ERATH 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 November 24, 2006 and recorded in Document VOLUME 1317, PAGE 0030 real property records of ERATH County, Texas, with HOLLIS C. SKILLMAN AND PATSY SKILLMAN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HOLLIS C. SKILLMAN AND PATSY SKILLMAN, securing the payment of the indebtednesses in the original principal amount of \$45,460.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

R. Humphries

CAROLYN SMITH, OR REBECCA HUMPHRIES
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

EXHIBIT "A"

TRACT ONE: ALL THAT CERTAIN PARCEL OF LAND, BEING LOTS NO. THREE (3) AND TWELVE (12) IN BLOCK NO. FIFTEEN (15) OF THE PARK PLACE ADDITION TO THE CITY OF STEPHENVILLE IN ERATH COUNTY, TEXAS, AS SHOWN BY THE MAP RECORDED IN VOLUME 42, PAGE 412 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FRONTING 100 FEET ON NORTH SIDE OF TARLETON AVENUE AND RUNNING BACK N. 30 DEG W. 260 FEET TO SOUTH LINE OF SLOAN STREET, AND BEING THE SAME LAND DESCRIBED IN THE DEED FROM HENRY WALKER TO ARCH EVANS RECORDED IN VOLUME 396, PAGE 330 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS.

SAVE AND EXCEPT: ALL THAT CERTAIN PARCEL OF LAND, BEING THE WEST 1/2 OF LOT NO. THREE (3) IN BLOCK NO. FIFTEEN (15) OF THE PARK PLACE ADDITION TO THE CITY OF STEPHENVILLE IN ERATH COUNTY, TEXAS, FRONTING 50 FEET ON WEST SLOAN STREET AND RUNNING BACK 130 FEET, AS SHOWN BY THE MAP OF SAID ADDITION RECORDED IN VOLUME 42, PAGE 412, DEED RECORDS OF ERATH COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN A DEED FROM ARCH EVANS TO JACK WELCH AND WIFE RECORDED IN VOLUME 407, PAGE 236, DEED RECORDS OF ERATH COUNTY, TEXAS.

TRACT TWO: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING LOT NINE (9) AND PART OF LOT EIGHT (8), OF BLOCK SEVEN (7), COLLEGE HEIGHTS ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, AS SHOWN BY KING'S 1956 MAP OF STEPHENVILLE AND ADOPTION THEREOF, AS RECORDED IN VOLUME 381, PAGE 105, DEED RECORD OF ERATH COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE NORTH LINE OF WEST JONES STREET, BEING THE SW CORNER OF LOT NINE (9) AND THE SE CORNER OF LOT NO. FOUR (4) FOR THE SW CORNER OF THIS TRACT, FROM WHICH THE SE CORNER OF BLOCK NO. SEVEN (7) OF THE COLLEGE HEIGHTS ADDITION BEARS N 60 DEG. 00' E, 153.8 FEET;

THENCE N 60 DEG 00' E ALONG THE NORTH LINE OF WEST JONES STREET, AT 50' PASS THE SE CORNER OF LOT NINE (9) AND THE SW CORNER OF LOT EIGHT (8) IN ALL 54.0 FEET TO AN IRON ROD SET FOR THE SE CORNER OF THIS TRACT;

THENCE N 33 DEG 06' W, 74.14' TO AN IRON ROD SET AT THE NW CORNER OF LOT EIGHT (8) AND THE SOUTHERLY SW CORNER OF LOT SEVEN (7) IN THE EAST LINE OF LOT NINE (9) FOR A CORNER OF THIS TRACT;

THENCE N 30 DEG 00' W, 28.0' TO AN IRON ROD SET AT THE NE CORNER OF LOT NINE (9), BEING AN INTERNAL CORNER OF LOT SEVEN (7) FOR THE NE CORNER OF THIS TRACT;

THENCE S 60 DEG 00' W 50.0' TO AN IRON ROD SET AT THE NW CORNER OF LOT NINE (9), BEING THE WESTERLY SW CORNER OF LOT SEVEN (7) IN THE EAST LINE OF LOT FOUR (4) FOR THE NW CORNER OF THIS TRACT;

THENCE S 30 DEG 0' E, 102.0' TO THE PLACE OF BEGINNING.

SAVING AND EXCEPTING THAT PROPERTY CONVEYED BY DEED RECORDED 08/18/1999 IN BOOK 987, AT PAGE 331.

BEING A PORTION OF THAT PARCEL OF LAND CONVEYED TO HOLLIS SKILLMAN AND PATSY SKILLMAN, HUSBAND AND WIFE FROM SPARDAY, COMPOSED OF TERRY LYNN SPARGER AND DAVID C. GAY BY THAT DEED DATED 06/30/1997 AND RECORDED 07/10/1997 IN DEED BOOK 935, AT PAGE 746 OF THE ERATH COUNTY, TX PUBLIC REGISTRY.