

POSTED  
A.M. 12:25 P.M.

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SEP 15 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY          DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Erath County Texas Home Equity Security Instrument**

Date of Security Instrument: April 10, 2007  
Amount: \$67,726.00  
Grantor(s): Kenneth S. Keck aka Kenneth Steve Keck and  
Audrey G. Keck aka Aydrey Keck  
Original Mortgagee: Bank of America, N.A.  
Current Mortgagee: U.S. BANK, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE HOLDERS OF THE BANC  
OF AMERICA FUNDING CORPORATION, 2008-  
FT1 TRUST, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2008-FT1  
Original Trustee: PRLAP, Inc.  
Mortgage Servicer and Address: Nationstar Mortgage LLC  
350 Highland Drive  
Lewisville, TX 75067  
Recording Information: Recorded June 7, 2007, under Instrument No. 74730  
Volume 1338, Page 0057, Erath County, Texas  
Legal Description: A COPY OF THE LEGAL DESCRIPTION IS  
ATTACHED HERETO AS **EXHIBIT A**, AND  
INCORPORATED BY REFERENCE AS  
THOUGH FULLY SET FORTH HEREIN.  
Date of Sale: October 7, 2014  
Earliest Time Sale Will Begin: 10:00 A.M.

Place of Sale: The foreclosure sale will be conducted in the area designated by the Erath County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.



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WHEREAS, a Default Order was entered on June 23, 2014, under Cause No. CV32619, in the 266th Judicial District Court of Erath County, Texas;

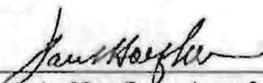
The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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 state above or within three (3) hours after that time.

**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 the notice immediately.**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

EXECUTED in multiple originals on September 8, 2014.



Paul A. Hoelker, Angela Lewis, Tim Lewis or  
Brenda Wiggs or Denise Boerner or Donna  
Stockman, Substitute Trustee(s)  
c/o Pite Duncan, LLP, 4375 Jutland Drive, Suite  
200, P.O. Box 17935, San Diego, CA 92177-0935

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

000550-051525

Customer Name:	KENNETH S KECK
Application #:	009922631606

**Exhibit A (Legal Description)**

**LOT 1, BLOCK 1 OF THE SPRING BRANCH ADDITION IN THE WM. SIMS SURVEY, A-683, ACCORDING TO PLAT OF SAID ADDITION AS RECORDED IN VOLUME 445, PAGE 52 OF THE DEED RECORDS, ERATH COUNTY, TEXAS, AND MORE FULLY DESCRIBED IN DEED TO H. L. NIX AND WIFE AS RECORDED IN VOLUME 515, PAGE 180, ERATH COUNTY, TEXAS, DEED RECORDS AS FOLLOWS:**

**BEGINNING AT A STAKE AT THE NEC OF SAID BLOCK 1 IN THE SOUTH LINE OF U.S. HIGHWAY 377 AND NWC OF A 20 FOOT ALLEY FOR THE NEC OF THIS;**

**THENCE S 59 DEGREES 56' W 193.5 FEET TO STAKE IN SOUTH LINE OF SAID HIGHWAY AND NORTH LINE OF SAID LOT 1;**

**THENCE S 31 DEGREES 05' E 150 FEET WITH EAST SIDE OF CONCRETE CURB ON EAST SIDE OF BYRON STREET TO STAKE FOR CORNER;**

**THENCE S 47 DEGREES 40' E 62.8 FEET TO STAKE IN SOUTH LINE OF SAID LOT 1 FOR SWC OF THIS;**

**THENCE N 59 DEGREES 56' E 174 FEET TO STAKE AT SEC OF SAID LOT 1 IN WEST LINE OF ALLEY;**

**THENCE N 30 DEGREES 41' W 210 FEET TO THE PLACE OF BEGINNING.**

**Being that parcel of land conveyed to Kenneth Steve Keck and wife, Audrey Keck from H. L. Nix and wife, Vella Nix by that deed dated 10/23/1976 and recorded 10/25/1976 in Deed Book 542, at Page 115 of the Erath County, TX, Public Registry.**

**Tax Map Reference: R000033860**