

210 EAST MAIN
CAMPBELL, TX 75422

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.

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FILE FOR RECORD
JENNIFER LINDENZWE
COUNTY CLERK HUNT CO.
17 05 11 PM 12:55
BY: [Signature]
DEPUTY

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

Date: January 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 December 03, 1998 and recorded in Document VOLUME 0529, PAGE 636 real property records of HUNT County, Texas, with CHARLOTTE M. WALLACE, grantor(s) and ALLIED MORTGAGE CAPITAL CORP. #203, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLOTTE M. WALLACE, securing the payment of the indebtednesses in the original principal amount of \$32,771.00, 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

[Signature]

JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, OR JIM O'BRYANT

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE TOWN OF CAMPBELL, IN THE WILLIAM PATTERSON SURVEY, ABSTRACT NO. 859, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT 0.32 ACRES TRACT OF LAND AS DESCRIBED IN A CONTRACT OF SALE BETWEEN JUANITA M PIPPIN AND MARY L. SEALE, AS RECORDED IN VOLULME 292, PAGE 252 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID TRACT IN THE NORTH RIGHT-OF-WAY MAPLE STREET.

THENCE NORTH ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 156.52 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF E. MAIN STREET (F.M. HIGHWAY 499):

THENCE S. 74 DEG. 00 MIN. 00 SEC. E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 106.80 FEET TO A 1/2" IRON ROD SET FOR CORNER:

THENCE S 05 DEG. 38 MIN. 08 SEC W, A DISTANCE OF 127.75 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE STREET:

THENCE WEST ALONG THE NORTH LINE OF MAPLE STREET A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.32 ACRES OF LAND, MORE OR LESS.



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