

3331 COUNTY ROAD 2512  
ROYSE CITY, TX 75189

20110169805248

**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.**

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

Date: March 05, 2019

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 June 28, 2005 and recorded in Document VOLUME 1431, PAGE 667 real property records of HUNT County, Texas, with MATTHEW CARROLL AND MELINDA CARROLL, grantor(s) and NORTHWOOD CREDIT INC., D/B/A NORTHWOOD MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW CARROLL AND MELINDA CARROLL, securing the payment of the indebtednesses in the original principal amount of \$139,739.00, 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. SUCCESSOR BY MERGER TO WACHOVIA 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

RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD CINDY DANIEL, LIZ HACH OR CHERYL HARRIS

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: \_\_\_\_\_

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COUNTY CLERK  
HUNT CO. TX  
18 DEC 28 AM 8:07  
DEPUTY



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**EXHIBIT "A"****TRACT 1**

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JOEL WORDSWORTH SURVEY, ABSTRACT NO. 1152, BEING PART OF A 6.0051 ACRE TRACT OF LAND DESCRIBED IN DEED FROM PEGGY A. STEWART ELMORE, J.D. STEWART, JR., AND JAMES R. STEWART TO REGINA J. STEWART HUDGEONS AS RECORDED IN VOLUME 362 AT PAGE 887 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER LINE OF HUNT COUNTY ROAD NO. 2512 AT THE SOUTHWEST CORNER OF PARENT 6.0051 ACRE TRACT, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF A 10.9 ACRE TRACT OF LAND CONVEYED TO JAMES M. & CORNELIA SPILLMAN AS RECORDED IN VOLUME 644 AT PAGE 247 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY AND BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT A T-POST ON THE EAST SIDE OF SAID COUNTY ROAD BEARING S 84 DEG 58' 10" E, AT 14.5 FEET;  
THENCE N 01 DEG 17' 26" E ALONG THE CENTER LINE OF SAID COUNTY ROAD AND THE WEST LINE OF PARENT 6.0051 ACRE TRACT, A DISTANCE OF 165.00 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF SAID HUNT COUNTY ROAD NO. 2512, SAID CORNER BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND ON THE EAST SIDE OF SAID COUNTY ROAD BEARING S 88 DEG 09' 38" E, AT 15.0 FEET, SAID CORNER ALSO BEARING S 01 DEG 17' 26" W, A DISTANCE OF 30.00 FEET FROM THE WESTERNMOST NORTHWEST CORNER OF PARENT 6.0051 ACRE TRACT;  
THENCE S 88 DEG 09' 38" E, A DISTANCE OF 370.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;  
THENCE S 00 DEG 00' 00" W PASSING A 1/2 INCH IRON ROD FOUND 80.27 FEET, IN ALL A DISTANCE OF 185.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF PARENT 6.0051 ACRE TRACT;  
THENCE N 84 DEG 58' 10" W ALONG THE SOUTH LINE OF PARENT 6.0051 ACRE TRACT, A DISTANCE OF 375.43 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1.500 ACRES OF LAND. MORE OR LESS.



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