

127 VAUGHN LANE  
QUINLAN, TX 75474

FILED RECORD  
COUNTY CLERK

19 OCT 30 AM 11:58

0000007846298

**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: January 07, 2020

Time: The sale will begin at 1:00 PM 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 April 16, 2003 and recorded in Document VOLUME 1015 PAGE 384, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 2016-16938 real property records of HUNT County, Texas, with WILLIAM E. WOOD, SR AND PATRICIA ANN WOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM E. WOOD, SR AND PATRICIA ANN WOOD, securing the payment of the indebtednesses in the original principal amount of \$66,970.00, 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



NTSS0000007846298

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE ISAAC HAMBY SURVEY, ABSTRACT NO. 416, CITY OF QUINLAN HUNT COUNTY, TEXAS AND BEING ALL OF LOT 74, QUINLAN OAKS, AN ADDITION TO THE CITY OF QUINLAN, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400 PAGE 814 AND FILED IN CABINET C, SLIDE 365 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 74 AND THE SOUTHEAST CORNER OF LOT 75 SAID CORNER BEING SOUTH 0 DEGREES 0 MINUTES 15 SECONDS WEST, 320 FEET AND NORTH 88 DEGREES 05 MINUTES 58 SECONDS EAST, 67 FEET FROM THE NORTHWEST CORNER OF SAID ADDITION:

THENCE NORTH 0 DEGREES 06 MINUTES 40 SECONDS WEST, ALONG THE COMMON LINE BETWEEN SAID LOT 75 AND LOT 74, A DISTANCE OF 111.94 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE CURVING SOUTH RIGHT OF WAY OF VAUGHN LANE;

THENCE IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 83 DEGREES 23 MINUTES 01 SECONDS A RADIUS OF 50 FEET A TANGENT OF 44.54 FEET, A CHORD OF NORTH 63 DEGREES 18 MINUTES 39 SECONDS EAST, 66.51 FEET ALONG SAID RIGHT OF WAY LINE, AN ARC DISTANCE OF 72.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 05 MINUTES 58 SECONDS EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 7.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 74 AND BEING AT THE NORTHWEST CORNER OF LOT 73;

THENCE SOUTH 0 DEGREES 03 MINUTES 25 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 74 AND 73 A DISTANCE OF 139.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 05 MINUTES 58 SECONDS WEST (CONTROLLING BEARING LINE) ALONG THE SOUTH LINE OF SAID ADDITION, A DISTANCE OF 66.87 FEET AND CONTAINING 0.18 ACRES OF LAND, MORE OR LESS.