

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: November 01, 2016

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

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 May 16, 2000 and recorded in Document VOLUME 976, PAGE 077 real property records of LAMAR County, Texas, with MARTHA L. RECORD, grantor(s) and GUARANTY MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARTHA L. RECORD, securing the payment of the indebtednesses in the original principal amount of \$28,384.00, 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

[Handwritten Signature]

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON
Substitute Trustee

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

My name is Shannah Walker, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-11-16 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarant's Name: Shannah Walker
Date: 10-11-16

FILED FOR RECORD
OCT 11 2016
LAMAR COUNTY CLERK



EXHIBIT "A"

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS A PART OF BLOCK 3 OF THE FITZHUGH ADDITION AS SHOWN BY PLAT IN VOLUME V-2, PAGE 107 OF THE LAMAR COUNTY DEED RECORDS, BEING THAT PORTION OF LOTS 1 AND 2 AS CONVEYED TO EDMOND E. SAWYER AND WIFE, MARY SAWYER, BY DEED RECORDED IN VOLUME 697, PAGE 368 OF THE LAMAR COUNTY, DEED RECORDS, ALSO BEING THE REMAINDER OF LOT 2 AS CONVEYED TO MARY H. SAWYER R.L. T. BY DEED RECORDED IN VOLUME 728, PAGE 126 OF THE LAMAR COUNTY, REAL PROPERTY RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE NORTHWEST CORNER OF LOT 2, SAID POINT BEING IN THE EAST LINE OF FITZHUGH AVENUE, SAID POINT ALSO BEING SOUTH 60 FEET FROM THE EAST LINE OF INTERSECTION OF THE EAST LINE OF FITZHUGH WITH THE SOUTH 60 FEET FROM THE INTERSECTION OF THE EAST LINE OF FITZHUGH WITH THE SOUTH LINE OF GROVE STREET;
THENCE EAST A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID TRACT CONVEYED TO EDMOND AND MARY SAWYER;
THENCE NORTH A DISTANCE OF 60 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID GROVE STREET;
THENCE EAST ALONG SAID STREET A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH PASSING THE NORTHEAST CORNER OF SAID LOT 2 AT 60.00 FEET CONTINUING IN ALL A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;
THENCE WEST A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID AVENUE;
THENCE NORTH A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.
BEING THE SAME LAND AS SHOWN ON SURVEY OF R. BRANDON CHANEY, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4057, DATED APRIL 18TH, 2000.



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