

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: September 06, 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 April 28, 2008 and recorded in Document CLERK'S FILE NO. 059039-2008 AS AFFECTED BY CLERK'S FILE NO. 117385-2014 real property records of LAMAR County, Texas, with CLARENCE GRAY AND DOROTHY GRAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLARENCE GRAY AND DOROTHY GRAY, securing the payment of the indebtednesses in the original principal amount of \$72,179.00, 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

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, CLAY GOLDEN, MARKOS PINEDA, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, OR DANIEL WILLSIE, *Shannah Walker*
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 *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 *6-28-16* I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: *Shannah Walker*
Date: *6-28-16*

FILED FOR RECORD
LAMAR COUNTY, TEX
16 JUN 28 AM 11:53
JAMES TOWNERS
COUNTY CLERK
BY _____ DEPUTY



EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, IN LAMAR COUNTY, TEXAS; PART OF THE JOSEPH LEECH SURVEY, ABSTRACT NO. 524, AND BEING ALL OF LOT 12 IN BLOCK G OF THE PINE MILL VILLAGE ADDITION PART IV, AS SHOWN ON THE RECORDED PLAT OF SAID ADDITION IN ENVELOPE 208 A, OF THE PLAT RECORDS OF LAMAR COUNTY, AND ALSO BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL TIMOTHY BROWN, ET UX., AND RECORDED IN VOLUME 1106, PAGE 61, OF THE REAL PROPERTY RECORDS OF LAMAR COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A 1/2" IRON PIN (SET) FOR A CORNER IN THE INTERSECTION OF THE NORTH LINE OF PINE BLUFF STREET WITH THE WEST LINE OF 33RD STREET N.E., SAME BEING THE SOUTHEAST CORNER SAID LOT 12;

THENCE S 89° 52' 58" W ALONG THE SOUTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF SAID PINE BLUFF STREET, A DISTANCE OF 134.516', TO A 1/2" IRON PIN (FOUND) FOR A CORNER, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, AND SAME ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF BLOCK B OF THE SAND HILL ESTATES ADDITION TO THE CITY OF PARIS;

THENCE N 00° 27' 21" W ALONG THE WEST LINE OF SAID LOT 12 AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 75.001', TO A 1/2" IRON PIN (SET) FOR A CORNER IN THE SAID EAST LINE OF SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 12, AND SAME ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF BLOCK G OF SAID PINE MILL VILLAGE ADDITION;

THENCE N 89° 53' 00" E ALONG THE NORTH LINE OF SAID LOT 12 AND ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 134.500' , TO A 1/2" IRON PIN (SET) FOR A CORNER OF IN THE WEST LINE OF SAID 33RD STREET, SAME BEING THE NORTHEAST CORNER OF SAID LOT 12, AND SAME ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE S 00° 28' 05" E ALONG THE EAST LINE OF SAID LOT 12, AND ALONG THE WEST LINE OF SAID 33RD STREET, A DISTANCE OF 75.000', TO THE PLACE OF BEGINNING.

THE BEARINGS RECITED HEREIN ARE BASED UPON THE PLAT CALL OF THE NORTH LINE OF SAID LOT 12, BEING N 89° 53' E. THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY SUPERVISION, WITH FIELD NOTES COMPLETED APRIL 21, 2008.



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