

2325 W SHERMAN STREET  
PARIS, TX 75460

FILED FOR RECORD  
LAMAR COUNTY, TEX.

18 JAN 31 AM 10:49 00000007301989

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: April 03, 2018

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 June 14, 2012 and recorded in Document CLERK'S FILE NO. 097435-2012 real property records of LAMAR County, Texas, with KELBY J SHULTS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KELBY J SHULTS, securing the payment of the indebtednesses in the original principal amount of \$41,729.00, 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 by Adri Muly*  
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO, AURORA CAMPOS, JONATHAN HARRISON, OR RAMIRO CUEVAS

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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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**EXHIBIT "A"**

SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE ASA JARMAN SURVEY #479 AND BEING LOT 6 IN BLOCK C OF THE COLLEGE ADDITION RECORDED IN VOL. 80, PAGE 477 OF THE DEED RECORDS OF SAID COUNTY AND STATE, SAID LOT 6 BEING CONVEYED TO ALLEN W. PHILLIPS BY DEED RECORDED IN VOL. 954, PAGE 131 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" IRON PIN FOUND IN THE SOUTH BOUNDARY LINE OF WEST SHERMAN STREET AND BEING THE NORTHEAST CORNER OF LOT 6 AND THE NORTHWEST CORNER OF LOT 7 OF SAID ADDITION.

THENCE SOUTH 1 DEGREE 26' 41" WEST ALONG A FENCE A DISTANCE OF 200.00' TO A 3/8" CAPPED IRON PIN (HF 5699) SET AT THE SOUTHEAST CORNER OF LOT 6 AND THE SOUTHWEST CORNER OF LOT 7 AND BEING IN THE NORTH BOUNDARY LINE OF AN ALLEY,

THENCE NORTH 88 DEGREES 50' 19" WEST A DISTANCE OF 105.00' TO A 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF LOT 5;

THENCE NORTH 1 DEGREE 26' 41" EAST ALONG A FENCE A DISTANCE OF 200.00' TO THE SOUTH BOUNDARY LINE OF SAID WEST SHERMAN STREET AND BEING THE NORTHWEST CORNER OF LOT 6 AND THE NORTHEAST CORNER OF LOT 5, FROM WHICH A CHAIN LINK FENCE CORNER POST FOUND BEARS NORTH 10 DEGREES 14' 26" EAST A DISTANCE OF 1.49';

THENCE SOUTH 88 DEGREES 50' 19" EAST ALONG THE SOUTH BOUNDARY LINE OF SAID STREET A DISTANCE OF 105.00' TO THE POINT OF BEGINNING, MORE OR LESS.



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