446 FM 1475
HUNTINGTON, TX 75949

FILED
AT 2:15 O'CLOCK PM
AUG 29 2016
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

0000000619277

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: October 04, 2016

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

Place ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF MAIN ENTRANCE IF COURTROOM 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 July 08, 2008 and recorded in Document CLERK'S FILE NO. 2008-00245871 real property records of ANGELINA County, Texas, with CYNTHIA T. CARROLL AND JOHN TEMPLE JR. AND JACK FAIRCHILD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by CYNTHIA T. CARROLL AND JOHN TEMPLE JR. AND JACK FAIRCHILD, securing the payment of the indebtednesses in the original principal amount of $110,269.00, 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

Sheryl Lamont by

SHERYL LAMONT/ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON , AARTI PATEL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS,LEB KEMP, TRACI YEAMAN OR WES WHEAT
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 ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

_____
Declarants Name:_____
Date:_____

NOS00000006192777

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE LEWIS HOLLOWAY SURVEY, ABSTRACT NO. 309 AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 76.65 ACRE TRACT DESCRIBED IN THE DOCUMENT RECORDED IN VOLUME 273 ON PAGE 291 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND BEING A PART OF PORTION OF THAT CERTAIN CALLED 32.94 ACRE TRACT (TRACT ONE) CONVEYED TO BONNIE DELL WALTON IN THE DOCUMENT RECORDED IN VOLUME 1623 ON PAGE 85 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE MOST SOUTHERLY WEST CORNER OF A CALLED 14.29 ACRE TRACT (OUT OF THE AFORESAID REFERRED TO 76.65 ACRE TRACT AND THE RESIDUE OF THE AFORESAID REFERRED TO 32.94 ACRE TRACT) CONVEYED TO LANNY DOUGLAS WALTON IN DOCUMENT NO. 2007-00233384 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY, ON THE CURVING NORTHEAST RIGHT-OF-WAY LINE OF FM 1475;

THENCE 70.08 FEET ACROSS THE SAID 76.65 ACRE TRACT AND ALONG THE MOST SOUTHERLY SOUTHWEST (FIRST) BOUNDARY LINE OF THE SAID 32.94 ACRE TRACT AND ALONG THE SAID ROW LINE AND ALONG A 02° 02' 08" CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CENTRAL ANGLE OF 01° 25' 36" AND A LONG CHORD BEARING N 36° 40' 33" W A DISTANCE OF 70.08 FEET TO A PK NAIL SET FOR THE SECOND CORNER OF THE SAID 32.94 ACRE TRACT;

THENCE, ALONG THE MOST NORTHERLY SOUTHWEST (SECOND) BOUNDARY LINE OF THE SAID 32.94 ACRE TRACT AND ALONG THE SAID ROW LINE, N 35° 57' 45" W AT 291.61 FEET A 1/2" IRON PIN FOUND FOR THE SOUTH CORNER OF A CALLED 14.29 ACRE TRACT CONVEYED TO DONNIE CARROLL, ET AL IN DOCUMENT NO. 2007-00233383 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, ACROSS THE SAID 32.94 ACRE TRACT AND ALONG THE MOST WESTERLY SOUTHEAST BOUNDARY LINE OF THE SAID CARROLL 14.29 ACRE TRACT, N 66° 03' 56" E AT 367.21 FEET A 1/2" IRON PIN FOUND FOR AN ANGLE CORNER OF THE SAID CARROLL 14.29 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF THE SAID WALTON 14.29 ACRE TRACT;

THENCE ACROSS THE SAID 32.94 ACRE TRACT AND ALONG THE BOUNDARY LINE OF THE SAID WALTON 14.29 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. S 31° 12' 56" E AT 290.93 FEET A 1/2" IRON PIN FOUND FOR AN ELL CORNER OF THE SAID WALTON 14.29 ACRE TRACT;

2. S 54° 51' 17" W AT 334.24 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.607 ACRES OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE MOST WESTERLY SOUTHEAST BOUNDARY LINE OF THE SAID CARROLL 14.29 ACRE TRACT (S 66° 03' 56" W).