

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: June 02, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM 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 September 26, 2011 and recorded in Document CLERK'S FILE NO. 2011-00284937 real property records of ANGELINA County, Texas, with CHAD MATTHEW HAMBLETT AND JAMEY N. HAMBLETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHAD MATTHEW HAMBLETT AND JAMEY N. HAMBLETT, securing the payment of the indebtednesses in the original principal amount of \$161,000.00, 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

BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Kevin McCarty and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 5/11/2015 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: Kevin McCarty
Date: 5/11/2015

FILED
AT 2:20 CLOCK P.M.
MAY 11 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS OUT OF THE N. MASSINGILL SURVEY, ABSTRACT NO. 452 AND THE H. JACOBS SURVEY, ABSTRACT NO. 387 AND BEING ALL OF THAT CERTAIN 1.369 ACRE TRACT DESCRIBED IN A DEED FROM HERMAN DEE HARVEY, SR., ET UX TO RAYMOND CHARANZA, JR., ET UX DATED AUGUST 25, 1993 AND RECORDED IN VOLUME 931 ON PAGE 366 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTH CORNER OF THE AFORESAID REFERRED TO 1.369 ACRE TRACT, THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO MASSINGILL SURVEY, A-452, AN INTERIOR ELL CORNER OF THE AFORESAID JACOBS SURVEY, A-387, THE WEST CORNER OF THE E. GRIFFIN SURVEY, ABSTRACT NO. 1144. AND AN INTERIOR ELL CORNER OF LOT NO. 1 OF LOGGINS HIGHWAY NO. 103 EAST SUBDIVISION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS RECORDED IN CABINET D ON SLIDES 160-A & 160-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, A CONCRETE MONUMENT FOUND FOR CORNER WITNESSED AN END OF FENCE BEARING S 56 DEG W 8.9 FEET, A FENCE ANGLE BEARING S 37 DEG E 4.1 FEET, AND A FENCE ANGLE BEARING S 66 DEG E 14.0 FEET;

THENCE S 69 DEG 59' 38" E (CALLED S 70 DEG 00' 00" E) WITH THE NORTH BOUNDARY LINE OF THE SAID 1.369 ACRE TRACT, THE NORTH BOUNDARY LINE OF THE SAID MASSINGILL SURVEY, A-452, THE SOUTH BOUNDARY LINE OF THE SAID LOT NO. 1, AND THE SOUTH BOUNDARY LINE OF THE SAID GRIFFIN SURVEY, A-1144, AT 266.80 FEET PASS ON LINE THE SOUTHEAST CORNER OF THE SAID LOT NO. 1 AND A CORNER OF THAT 1.103 ACRE TRACT THAT WAS DEDICATED AS RIGHT-OF-WAY TO ANGELINA COUNTY UPON THE SAID LOGGINS HIGHWAY NO. 103 EAST SUBDIVISION, AT 272.80 FEET (CALLED 272.88 FEET) THE NORTHEAST CORNER OF THE SAID 1.369 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER IN THE WEST MARGIN OF LONE STAR ROAD, SAID PIPE BEING APPROXIMATELY 20 FEET FROM EXISTING CENTERLINE, SAID PIPE WITNESSED BY A FENCE CORNER BEARING N 72 DEG W 19.2 FEET, A POWER POLE BEARING N 09 DEG E 3.6 FEET, AND A CONCRETE MONUMENT FOUND FOR A CORNER OF THE SAID 1.103 ACRE TRACT BEARING S 69 DEG 59' 38" E 44.15 FEET;

THENCE S 22 DEG 33' 57" W (CALLED S 22 DEG 31' 44" W) WITH THE EAST BOUNDARY LINE OF THE SAID 1.369 ACRE TRACT AND THE WEST MARGIN OF THE SAID LONE STAR ROAD (LAND TO THE EAST IS THE RESIDUE OF THAT CERTAIN 31.67 ACRE TRACT DESCRIBED IN A DEED FROM BEATRICE HARVEY TO HERMAN DEE HARVEY, SR. DATED MAY 6, 1985 AND RECORDED IN VOLUME 584 ON PAGE 547 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (SEE ALSO VOLUME 149, PAGE 214)), AT 201.86 FEET (CALLED 201.92 FEET) THE SOUTHEAST CORNER OF THE SAID 1.369 ACRE TRACT. A 1/2" PIPE FOUND FOR CORNER APPROXIMATELY 20 FEET FROM THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A FENCE CORNER BEARING N 77 DEG W 1.2 FEET AND A FENCE CORNER BEARING N 67 DEG W 18.7 FEET;

THENCE N 67 DEG 28' 16" W (CALLED N 67 DEG 28' 16" W) WITH THE SOUTH BOUNDARY LINE OF THE SAID 1.369 ACRE TRACT (LAND TO THE SOUTH IS THE RESIDUE OF THAT CERTAIN 31.67 ACRE TRACT DESCRIBED IN A DEED FROM BEATRICE HARVEY TO HERMAN DEE HARVEY, SR. DATED MAY 6, 1985 AND RECORDED IN VOLUME 584 ON PAGE 547 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (SEE ALSO VOLUME 149, PAGE 214)), AT 309.08 FEET (CALLED 309.11 FEET) A 1/2" PIPE FOUND FOR CORNER WITNESSED BY A FENCE CORNER BEARING N 71 DEG E 1.6 FEET AND A 26" RED OAK (OBT) BEARING N 79 DEG W 3.2 FEET;

THENCE N 22 DEG 36' 23" E (CALLED N 22 DEG 31' 44" E) WITH THE WEST BOUNDARY LINE OF THE SAID 1.369 ACRE TRACT (LAND TO THE WEST IS THE RESIDUE OF THAT CERTAIN 31.67 ACRE TRACT DESCRIBED IN A DEED FROM BEATRICE HARVEY TO HERMAN DEE HARVEY, SR. DATED MAY 6, 1985 AND RECORDED IN VOLUME 584 ON PAGE 547 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, (SEE ALSO VOLUME 149, PAGE 214)), AT 151.63 FEET (CALLED 151.41 FEET) THE NORTHWEST CORNER OF THE SAID 1.369 ACRE TRACT, A 1/2" PIPE FOUND FOR CORNER (AT A FENCE CORNER) IN THE SOUTH BOUNDARY LINE OF THE AFORESAID LOT NO. 1, SAID PIPE WITNESSED BY A FENCE CORNER BEARING S 20 DEG E 6.1 FEET;

THENCE N 66 DEG 11' 12" E (CALLED N 66 DEG 00' 53" E) WITH A NORTH BOUNDARY LINE OF THE SAID 1.369 ACRE TRACT AND A SOUTH BOUNDARY LINE OF THE SAID LOT NO. 1, AT 52.83 FEET (CALLED 53.03 FEET) THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.368 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: THE SOUTH BOUNDARY LINE OF THAT CERTAIN 1.369 ACRE TRACT DESCRIBED IN A DEED FROM HERMAN DEE HARVEY, SR., ET UX TO RAYMOND CHARANZA, JR., ET UX DATED AUGUST 25, 1993 AND RECORDED IN VOLUME 931 ON PAGE 366 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (DEED CALL - N 67 DEG 28' 16" W 309.11 FEET - FOUND 1/2" PIPES 309.08 FEET APART).



NOS00000005233606