

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.

FILED
AT 2:40 CLOCK P M

SEP 14 2015

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By _____
TEXAS, IN THE

1. **Date, Time, and Place of Sale.**

Date: October 06, 2015

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

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN 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 July 30, 2003 and recorded in Document VOLUME 1820, PAGE 55; AS AFFECTED BY INSTRUMENT NOS. 2015-00326648 AND 2015-00327464 real property records of ANGELINA County, Texas, with CLARENCE H. HARTMAN AND SHIRLEY D. HARTMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLARENCE H. HARTMAN AND SHIRLEY D. HARTMAN, securing the payment of the indebtednesses in the original principal amount of \$73,841.00, 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

John McCarthy
BEATRICE CARRILLO, JOHN MCCARTHY, 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 John McCarthy, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9-14-15 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

John McCarthy
Declarant's Name: John McCarthy
Date: 9-14-15



EXHIBIT "A"

A 0.5000 ACRE TRACT OF LAND, BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, AND BEING OUT OF THE ANGELINA COUNTY SURVEY, ABSTRACT NO. 54, BEING ALL OF THAT CERTAIN 0.5000 ACRE TRACT OR PARCEL OF LAND AS RECORDED IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (DROACT) IN VOLUME 1706, PAGE 28, FROM GULF STATES MOBILE HOME REALTY CORP. DBA GRANITE CONSULTING SERVICES, TO DUSTIN FORD ON JANUARY 31, 2013, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, AND SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT A ½ IN. IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID FORD 0.5000 ACRE TRACT, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF A CALLED 2.300 ACRE TRACT OF VELMA JOE NOEL AS RECORDED IN THE DROACT IN VOLUME 927, PAGE 878, SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 326, SAID POINT BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID FORD 0.5000 ACRE TRACT AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 2.300 ACRE TRACT, N 90°00'00" E, AT A DISTANCE OF 154.91 FEET, PASS ON LINE A ½ IN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 2.300 ACRE TRACT AND CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 20.10 FEET FOR A TOTAL DISTANCE OF 175.02 FEET, A ½ IN IRON ROD FOUND FOR CORNER;

THENCE S 0° 18'00" E, WITH THE EAST BOUNDARY LINE OF THE SAID FORD 0.5000 ACRE TRACT, AT A DISTANCE OF 123.93 FEET, A ½ IN IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.5000 ACRE TRACT OF CARLOS GONZALES AS RECORDED IN THE DROACT IN VOLUME 1622, PAGE 80, DATED AUGUST 16, 2002;

THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID FORD 0.5000 ACRE AND THE NORTH BOUNDARY LINE OF THE SAID GONZALES 0.5000 ACRE TRACT, S 89°41'21" W, AT A DISTANCE OF 175.14 FEET, INTERSECT THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 326, A ½ IN IRON ROD FOUND FOR CORNER;

THENCE WITH THE WEST BOUNDARY LINE OF THE FORD 0.5000 ACRE TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 326, N 0°14'38" W, AT A DISTANCE OF 124.88 FEET, THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.5000 ACRE, MORE OR LESS.

