

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 02, 2018

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 March 25, 2015 and recorded in Document CLERK'S FILE NO. 2015-00327497 real property records of ANGELINA County, Texas, with MATTHEW STUTZENBURG AND KAROLINE BURKS, grantor(s) and MORTGAGE ELECTRONIC REGSITRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW STUTZENBURG AND KAROLINE BURKS, securing the payment of the indebtednesses in the original principal amount of \$194,037.00, 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

RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, KIM
HINSHAW, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CATRENA WARD, REID RUPLE, DAVID
SIMS, HARRIETT FLETCHER, KAREN LILLEY BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR
ZACH MCCARTHY

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: _____

AT 3:15 P M
JUL 30 2018
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By Tw



EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE SANTIAGO ERIE SURVEY, ABSTRACT NO. 12 AND BEING ALL THE RESIDUE OF THAT CERTAIN CALLED 8.427 ACRE TRACT (GROSS) CONVEYED TO GEORGE CLARK IN THE DOCUMENT RECORDED IN VOLUME 1857 ON PAGE 92 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON PIN FOUND, ON THE CURVING SOUTH RIGHT-OF-WAY LINE OF FM 325 (EAST LUFKIN AVENUE) FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 8.427 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 2.629 ACRE TRACT CONVEYED TO OLIVIA CHAVEZ GUTIERREZ, ET VIR IN DOCUMENT # 2014-00315425 OF THE OFFICIAL PUBLIC RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 6.427 ACRE TRACT AND THE SAID 2.629 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1) S 10 DEGREES 43' 57" E AT 206.56 FEET A POINT UNDER A SHED FOR ANGLE CORNER, FROM WHICH THE NORTHWEST CORNER OF THE SAID SHED BEARS N 07 DEGREES 39' W 20.4 FEET AND THE SOUTHWEST CORNER OF THE SAID SHED BEARS S 00 DEGREES 00' E 13.7 FEET;

2) S 03 DEGREES 41' 28" W AT 261.66 FEET A 3/4" IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THE SAID 2.629 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.145 ACRE TRACT CONVEYED TO RUSSELL DRAPELA, ET UX IN THE DOCUMENT RECORDED IN VOLUME 1025 ON PAGE 529 OF THE SAID REAL PROPERTY RECORDS;

THENCE, ALONG THE MOST SOUTHERLY EAST BOUNDARY LINE OF THE SAID 8.427 ACRE TRACT AND ALONG THE WEST BOUNDARY LINE OF THE SAID 3.145 ACRE TRACT AND A CALLED 2.223 ACRE TRACT CONVEYED TO RUSSELL C. DRAPELA, ET AL IN THE DOCUMENT RECORDED IN VOLUME 978 ON PAGE 871 OF THE SAID REAL PROPERTY RECORDS, S 03 DEGREES 34' 16" W AT 422.87 FEET A 3/8" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE SAID 8.427 ACRE TRACT AND THE SOUTHWEST CALLED 55.689 ACRE TRACT CONVEYED TO GEORGE M. YANKER, ET UX IN THE DOCUMENT IN VOLUME 454 ON PAGE 480 OF THE DEED RECORDS OF THE SAID COUNTY;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 8.427 ACRE TRACT AND THE SAID 55.689 ACRE TRACT, N 71 DEGREES 00' 06" W AT 500.22 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.500 ACRE TRACT CONVEYED TO PATRICIA JONES CLARK IN DOCUMENT # 2011-00276572 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, ACROSS THE SAID 8.427 ACRE TRACT AND ALONG THE EAST BOUNDARY LINE OF THE SAID 1.500 ACRE TRACT, N 19 DEGREES 09' 16" E AT 253.75 FEET A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE SAID 1.500 ACRE TRACT ON A COMMON BOUNDARY LINE OF THE SAID 0.427 ACRE TRACT AND A CALLED 1.993 ACRE TRACT CONVEYED TO MARY L. MORGAN IN DOCUMENT # 2013-00308037 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 8.427 ACRE TRACT AND THE SAID 1.993 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1) S 70 DEGREES 52' 48" E AT 126.28 FEET A 1/2" IRON PIN FOUND FOR AN INTERIOR CORNER OF THE SAID 8.427 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID 1.993 ACRE TRACT;

2) N 10 DEGREES 54' 14" W AT 420.81 FEET A 1/2" IRON PIN FOUND, ON THE SAID CURVING ROW LINE OF FM 325, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID 0.427 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 1.993 ACRE TRACT;

THENCE, ALONG THE MOST NORTHERLY NORTH BOUNDARY LINE OF THE SAID 8.427 ACRE TRACT AND ALONG THE SAID CURVING SOUTH ROW LINE OF FM 325, 372.41 FEET ALONG A 02 DEGREE 48' 12" CURVE TO THE RIGHT, HAVING A RADIUS OF 2043.76 FEET, A CENTRAL ANGLE OF 10 DEGREES 26' 25" AND A LONG CHORD BEARING OF N 72 DEGREES 31' 06" E A DISTANCE OF 371.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.83 ACRES OF LAND, MORE OR LESS.

THE BEARINGS FOR THIS TRACT ARE BASED ON THE CHORD BEARING OF THE CURVING NORTH BOUNDARY LINE OF THE SAID 2.629 ACRE TRACT (N 79 DEGREES 28' 20" E).



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