

FILED FOR RECORD

5759 FM 125 S, Linden, TX 75563

2018 AUG 23 PM 12: 13

18-005371

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

W. VARNELL
CASS COUNTY CLERK

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: 10/02/2018

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Cass County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/23/2016 and recorded in the real property records of Cass County, TX and is recorded under Clerk's File/Instrument Number, 2016000716 with Hosea Johnson (grantor(s)) and Wells Fargo Bank, NA mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Hosea Johnson, securing the payment of the indebtedness in the original amount of \$61,750.00, 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. ALL THAT CERTAIN 3.78 ACRE TRACT OF LAND, BEING A ALL OF FIRST, SECOND, AND THIRD TRACTS DESCRIBED IN VOL 482, PG. 169, DEED RECORDS OF CASS COUNTY, TEXAS, IN THE SHERMAN GROSVENOR SURVEY, A-421, CASS COUNTY, TEXAS, SAID 3.78 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: INSTRUMENT NO. 2013005654):

COMMENCING AT: A 1/2" IRON ROD FOUND IN THE EAST LINE OF THE B.B.B. & C.R.R. SURVEY, A-131 FOR THE NORTHWEST CORNER OF THE SHERMAN GROSVENOR SURVEY, A-421;

THENCE: S 01 DEGREES 23 MINUTES 53 SECONDS E, 1146.34 FEET ALONG AND WITH THE B.B.B. & C.R.R. SURVEY, A-131 AND THE SHERMAN GROSVENOR SURVEY LINE TO A 1/2" IRON ROD FOUND AT A FENCE CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 125 FOR THE POINT OF BEGINNING OF THIS TRACT, ALSO THE NORTHWEST CORNER OF THIS TRACT AND SECOND TRACT IN VOL. 482, PG. 169, ALSO THE NORTHEAST CORNER OF VOL. 1037, PG. 717;

THENCE: S 58 DEGREES 32 MINUTES 00 SECONDS E, 383.31 FEET WITH SAID SOUTH RIGHT-OF-WAY LINE TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, NORTHWEST CORNER OF VOL. 483, PG. 507;



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THENCE: S 01 DEGREES 02 MINUTES 23 SECONDS W, 293.15 FEET WITH COMMON BOUNDARY OF VOL. 483, PG. 507 TO A 1-1/4" CONDUIT FOUND AT A CHAIN LINK FENCE POST FOR THE SOUTHEAST CORNER OF FIRST TRACT, VOL. 482, PG. 169, NORTHEAST CORNER OF THIRD TRACT, VOL. 482, PG. 169;

THENCE: S 01 DEGREES 00 MINUTES 44 SECONDS W, 352.11 FEET WITH COMMON BOUNDARY OF VOL. 483, PG. 507 TO A 1/2" IRON ROD SET IN A FENCE LINE FOR THE SOUTHEAST CORNER OF THIS TRACT AND THIRD TRACT, VOL. 482, PG. 169, SOUTHWEST CORNER OF VOL. 483, PG. 507, A CHAIN LINK FENCE CORNER POST BEARS S 88 DEGREES 58 MINUTES 53 SECONDS E, 2.9 FEET;

THENCE: N 88 DEGREES 58 MINUTES 53 SECONDS W, 105.00 FEET WITH A FENCE AND COMMON BOUNDARY OF THE GEORGE MITCHELL ESTATE TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIRD TRACT, VOL. 482, PG. 169, ALSO AN ANGLE CORNER OF THIS TRACT;

THENCE: N 01 DEGREES 00 MINUTES 44 SECONDS E, 351.86 FEET TO A 1/2" IRON ROD SET IN THE SOUTH LINE OF FIRST TRACT, VOL. 482, PG. 169 FOR THE NORTHWEST CORNER OF THIRD TRACT, VOL. 482, PG. 169, ALSO AN ANGLE CORNER OF THIS TRACT;

THENCE, N 89 DEGREES 07 MINUTES 07 SECONDS W, 220.13 FEET TO A 1-1/4" IRON PIPE FOUND IN A FENCE FOR THE SOUTHWEST CORNER OF FIRST TRACT, VOL. 482, PG. 169, ALSO AN ANGLE CORNER OF THIS TRACT;

THENCE: N 00 DEGREES 24 MINUTES 23 SECONDS E, 488.19 FEET WITH COMMON BOUNDARY OF VOL. 1037, PG. 717 TO THE POINT OF BEGINNING, CONTAINING 3.78 ACRES OF LAND, MORE OR LESS.

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715



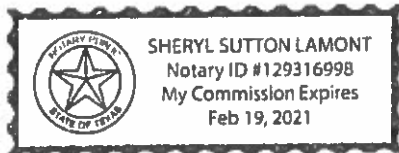
SUBSTITUTE TRUSTEE

~~Robert LaMont~~, David Sims, Harriett Fletcher, 8-23-18
Sheryl LaMont, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GAEGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of August, 2018.



Sheryl Sutton LaMont
NOTARY PUBLIC in and for

GAEGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Cass County Clerk and caused to be posted at the Cass County courthouse this notice of sale.

Declarants Name: _____
Date: _____