

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: November 07, 2017

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 May 12, 2010 and recorded in Document VOLUME 318, PAGE 110; AS AFFECTED BY INSTRUMENT NO. 162703 real property records of JONES County, Texas, with LAWRENCE C. WOLFF AND MINDY K. WOLFF, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LAWRENCE C. WOLFF AND MINDY K. WOLFF, securing the payment of the indebtednesses in the original principal amount of \$275,793.00, 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

TERRY BROWDER, MARSHA MONROE, LAURA BROWDER, STEFANIE MORGAN, JONATHAN SCHENDEL,  
RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ  
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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

POSTED NOTICE  
DATE 10/16/17 TIME 1:20pm  
JONES COUNTY CLERK, JONES CO., TX  
BY \_\_\_\_\_



NOS0000007076276

## EXHIBIT "A"

BEING 10.00 ACRES OF LAND OUT OF A 51.426 ACRE TRACT OF LAND RECORDED IN VOLUME 311, PAGE 285, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS CONTAINING TWO TRACTS OF LAND PREVIOUSLY DESCRIBED AS A 50 ACRES IN VOLUME 563, PAGE 249, DEED RECORDS, JONES COUNTY, TEXAS AND A 1.35 ACRE TRACT RECORDED IN VOLUME 598, PAGE 642, DEED RECORDS, JONES COUNTY, TEXAS AND BEING A PART OF THAT LAND THAT PAUL T. LAWLIS DEEDED TO R.W. VARNER ON JANUARY 25, 1966 IN VOLUME 541, PAGE 432, DEED RECORDS, TAYLOR COUNTY, TEXAS OUT OF THE GABRIEL MARTINEZ SURVEY 195, JONES COUNTY, TEXAS. SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE CENTER OF A 3.5" METAL PIPE FENCE CORNER POST BEARS N38 DEGREES 16' 26" W 0.30'. SAID POINT ON THE EAST LINE OF U.S. HIGHWAY 277 (260' RIGHT-OF-WAY) AT THE REESTABLISHED SOUTHWEST CORNER OF SAID 51.426 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE THE NORTHWEST CORNER OF SAID MARTINEZ SURVEY IS RECORD TO BEAR N27 DEGREES 26' W 5382.2', S75 DEGREES W 1885.09' AND N 15 DEGREES W 1493.6 VARAS PER SAID 50 ACRE DEED;

THENCE N 27 DEGREES 27' 11" WITH THE WEST LINE OF SAID 51.426 ACRE TRACT AND THE EAST LINE OF SAID HIGHWAY 277, 262.41' TO A SET 1/2" METAL REBAR FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE FOUND 1" METAL PIPE AT THE NORTHWEST CORNER OF SAID 51.426 ACRE TRACT BEARS N27 DEGREES 27' 11" W 363.19';

THENCE N70' 02' 27" E 638.33' TO A SET 1/2" METAL REBAR FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N16 DEGREES 32' 14" W 153.32' TO A SET 1/2" METAL REBAR FOR A CORNER OF THIS TRACT;

THENCE N80 DEGREES 23' 42" E 223.65' TO A SET 1/2" METAL REBAR FOR A CORNER OF THIS TRACT;

THENCE S12 DEGREES 57' 09" E 186.68' TO A SET 1/2" METAL REBAR FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N76 DEGREES 47' 39" E 349.14' TO A SET 1/2" METAL REBAR FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE N12 DEGREES 57' 09" W 67.62' TO A SET 1/2" METAL REBAR FOR A CORNER OF THIS TRACT;

THENCE N 76 DEGREES 47' 16" E 292.62' TO A SET 1/2" METAL REBAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 15 DEGREES 06' 57" E 285.43' TO A POINT ON THE SOUTH LINE OF SAID 51.426 ACRE TRACT WHENCE THE CENTER OF A 2.5" PIPE FENCE CORNER POST BEARS N15 DEGREES 06' 57" W 0.14', FROM SAID POINT A FOUND 1/2" METAL REBAR AT A SOUTHEAST CORNER OF SAID 51.426 ACRE TRACT BEARS N 74 DEGREES 14' 03" E 1517.93';

THENCE S 74 DEGREES 14' 03" W WITH THE SOUTH LINE OF SAID 51.426 ACRE TRACT 1435.80' TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

