

106 NORTH 22ND PLACE
LAMESA, TX 79331

FILED FOR RECORD

#18

2:15pm

OCT 15 2018 874431

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.

A. J. Stepp
DAWSON COUNTY CLERK

1. Date, Time, and Place of Sale.

Date: December 04, 2018

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

Place SOUTH ENTRANCE DOOR OF THE 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 April 06, 2001 and recorded in Document VOLUME 250, PAGE 737 real property records of DAWSON County, Texas, with DAVID BENNETT AND KIM BENNETT, grantor(s) and LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAVID BENNETT AND KIM BENNETT, securing the payment of the indebtednesses in the original principal amount of \$37,149.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 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

[Signature]

SHELLEY NAIL, DONNA TROUT, STEFANIE MORGAN, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO
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 *David Carrillo*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-15-18 I filed at the office of the DAWSON County Clerk and caused to be posted at the DAWSON County courthouse this notice of sale.

Declarants Name: *[Signature]*

Date: 10-15-18



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EXHIBIT "A"

THE WEST 20 FEET OF LOT 3 AND THE EAST 50 FEET OF LOT 4, BLOCK 4, AMENDED PLAT OF THE CHICAGO HEIGHTS ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 39, PLAT RECORDS, DAWSON COUNTY, TEXAS.



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