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6037 FM 21 , Mount Vernon, TX 75457

18-022619
Beth Crane
CLERK COUNTY COURT
FRANKLIN CO., TX

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: 10/02/2018

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Franklin 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 12/07/2012 and recorded in the real property records of Franklin County, TX and is recorded under Clerk's File/Instrument Number 134005 with Gary V. Stout and Pamela L. Stout (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for Guaranty Bond Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gary V. Stout and Pamela L. Stout, securing the payment of the indebtedness in the original amount of \$148,000.00, 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. TRACT ONE:

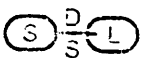
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE L. GARZA SURVEY, A-186 AND THE MARY SMITH SURVEY, A-430, FRANKLIN COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 8.223 ACRE TRACT AS DESCRIBED IN DEED FROM HAROLD DOOLEY TO KEVIN R. DAVIS AND WIFE STACIE C. DAVIS, DATED JUNE 4, 1999, RECORDED IN VOL. 19, PAGE 572, REAL PROPERTY RECORDS OF FRANKLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE EASTERNMOST FENCE CORNER OF SAID 8.223 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 62.24 ACRE TRACT AS DESCRIBED IN DEED TO TEXAS UTILITIES MINING COMPANY (VOL. 198, P. 716) AND BEING IN THE SOUTH LINE OF A CALLED 123.85 ACRE TRACT AS DESCRIBED IN DEED TO TEXAS UTILITIES MINING COMPANY (VOL. 199, P. 59) AND ALSO BEING THE NORTHEAST CORNER OF A CALLED 27.051 ACRE TRACT AS DESCRIBED IN DEED TO DONALD RAY DAVIS ET UX (VOL. 19, P. 569);

THENCE S 65 DEG 17 MIN 12 SEC W - 1164.47 FEET TO A 1/2 INCH REBAR WITH A YELLOW CAP MARKED SWANNER R.P.L.S. 3806 FOUND ON THE DEED CALLED NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 21 AT THE SOUTHERNMOST CORNER OF SAID 8.223 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 27.051 ACRE TRACT;



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THENCE IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A DEED CALLED RADIUS OF 3500.00 FEET AND ALONG THE DEED CALLED NORTH RIGHT-OF-WAY OF SAID HIGHWAY A CHORD BEARING AND DISTANCE OF N 40 DEG 59 MIN 49 SEC W - 653.03, AND AN ARC LENGTH OF 653.98 FEET TO A 1/2 INCH REBAR WITH YELLOW CAP MARKED SWANNER R.P.L.S. 3806 FOUND AT THE NORTHWEST CORNER OF SAID 8.223 ACRE TRACT;

THENCE S 89 DEG 46 MIN 03 SEC E WITH THE NORTH LINE OF SAID 8.223 ACRE TRACT AND THE DEED CALLED NORTH LINE OF THE GARZA AND SMITH SURVEYS - 1486.23 FEET TO THE POINT OF BEGINNING CONTAINING 8.226 ACRES MORE OR LESS.

TRACT TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MARY SMITH SURVEY, A-430, FRANKLIN COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 27.051 ACRE TRACT AS DESCRIBED IN DEED FROM HAROLD DOOLEY TO DONALD RAY DAVIS AND WIFE, BEVERLY DAVIS, DATED JUNE 4, 1999, RECORDED IN VOL. 19, PAGE 569, REAL PROPERTY RECORDS OF FRANKLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF SAID 27.051 ACRE TRACT AND AT THE EASTERNMOST FENCE CORNER OF A CALLED 8.223 ACRE TRACT AS DESCRIBED IN DEED TO KEVIN R. DAVIS AND WIFE, STACIE C. DAVIS (VOL. 19, P.572) AND THE NORTHWEST CORNER OF A CALLED 62.24 ACRE TRACT AS DESCRIBED IN DEED TO TEXAS UTILITIES MINING COMPANY (VOL. 198, P. 716) AND ALSO BEING IN THE SOUTH LINE OF A CALLED 123.85 ACRE TRACT AS DESCRIBED IN DEED TO TEXAS UTILITIES MINING COMPANY (VOL. 199, P.59);


THENCE S 57° DEG 47' 40" WEST - 1148.71' TO A 1/2" REBAR SET ON THE DEED CALLED NORTH RIGHT-OF-WAY OF F.M. HIGHWAY 21;

THENCE IN A NORTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A DEED CALLED RADIUS OF 3500.00' AND ALONG THE DEED CALLED NORTH RIGHT OF WAY OF SAID HIGHWAY A CHORD BEARING AND DISTANCE OF N 34° 24' 01" W - 151.95', AND AN ARC LENGTH OF 151.96' TO A 1/2" REBAR WITH YELLOW CAP MARKED SWANNER R.P.L.S. 3806 FOUND AT THE SOUTHERNMOST CORNER OF SAID 8.223 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 27.051 ACRE TRACT;

THENCE N 65° 17' 12" E WITH THE NORTH LINE OF SAID 27.051 ACRE TRACT AND THE SOUTH LINE OF SAID 8.223 ACRE TRACT - 1164.47' TO THE POINT OF BEGINNING CONTAINING 2.000 ACRES 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:

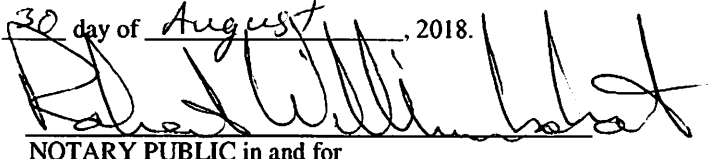
Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

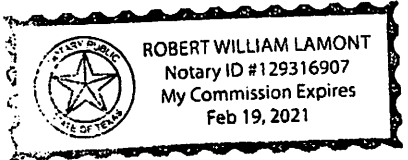

SUBSTITUTE TRUSTEE 8-30-18
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
David Sims, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Harriett Fletcher, 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 30 day of August, 2018.


NOTARY PUBLIC in and for



GREGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:
Robert William LaMont

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-30-18 I filed at the office of the Franklin County Clerk and caused to be posted at the Franklin County courthouse this notice of sale.

Declarants Name: _____
Date: _____