



Freestone
County
Linda Jarvis
Freestone County
Clerk

Instrument Number: 1901934

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 10, 2019 02:03 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1901934
Receipt Number: 20190610000019
Recorded Date/Time: June 10, 2019 02:03 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

TEXAS TRUSTEE & TITLE LLC



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, 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: August 06, 2019

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 November 12, 2015 and recorded in Document VOLUME 01677, PAGE 00120 real property records of FREESTONE County, Texas, with LAURA ANNE O'PRY AND MARVIN LEE O'PRY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LAURA ANNE O'PRY AND MARVIN LEE O'PRY, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, 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



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

4.14 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE JESSE KORN SURVEY, ABSTRACT NO. 15, FREESTONE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 4.141 ACRE TRACT DESCRIBED IN A DEED TO DONALD HAMPTON MCCOY FROM DIXIE PATRICIA MCCOY ON MARCH 29, 2002 AND RECORDED IN VOLUME 1196, PAGE 68 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A T-BAR (FOUND) IN A THE EDGE OF A ROCK DRIVE FOR THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 4.141 ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 2.458 ACRE TRACT DESCRIBED IN VOLUME 1571, PAGE 601 AND BEING IN THE NORTH LINE OF COUNTY ROAD NO. 541:

THENCE IN A WESTERLY DIRECTION WITH THE SOUTH LINES OF THE 4.141 ACRE TRACT, THE NORTH LINE OF COUNTY ROAD NO. 541, THE WESTERLY NORTH LINE OF A CALLED 5.989 ACRE TRACT ONE AND THE NORTH LINES OF A CALLED 0.992 ACRE SECOND TRACT CONVEYED TO JUSTIN GREEN IN VOLUME 1392, PAGE 549 AS FOLLOWS:

SOUTH 89 DEG. 46 MIN. 32 SEC. WEST A DISTANCE OF 39.89 FT. TO A T-BAR (FOUND) AT AN H-BRACE,

SOUTH 88 DEG. 24 MIN. 09 SEC. WEST A DISTANCE OF 225.38 FT. TO A 1/2" IRON ROD (FOUND) CAPPED "STANGER",

NORTH 66 DEG. 58 MIN. 33 SEC. WEST A DISTANCE OF 38.36 FT. TO A 1/2" IRON ROD (FOUND) CAPPED "STANGER" AND

NORTH 70 DEG. 36 MIN. 13 SEC. WEST A DISTANCE OF 99.21 FT. TO A 3/8" IRON ROD (FOUND) FOR AN ANGLE CORNER OF THE 0.992 ACRE GREEN TRACT AND BEING THE SOUTHWEST CORNER OF THE 4.141 ACRE TRACT, FROM WHICH A 1/2" IRON ROD (FOUND) CAPPED "STANGER" BEARS NORTH 68 DEG. 05 MIN. 55 SEC. WEST - 13.10 FT.;

THENCE IN A NORTHERLY DIRECTION WITH THE WEST LINES OF THE 4.141 ACRE TRACT AND ALONG THE EAST BANK OF A CREEK AS FOLLOWS:

NORTH 62 DEG. 46 MIN. 48 SEC. EAST A DISTANCE OF 109.79 FT. TO A 3/8" IRON ROD (FOUND),

NORTH 45 DEG. 06 MIN. 07 SEC. EAST A DISTANCE OF 98.69 FT. TO A 1/2" IRON ROD (SET),

NORTH 23 DEG. 02 MIN. 33 SEC. WEST A DISTANCE OF 190.84 FT. TO A 3/8" IRON ROD (FOUND),

NORTH 48 DEG. 24 MIN. 59 SEC. WEST A DISTANCE OF 91.77 FT. TO A 1/2" IRON ROD (SET),

NORTH 02 DEG. 23 MIN. 11 SEC. WEST A DISTANCE OF 121.32 FT. TO A 1/2" IRON ROD (SET),

NORTH 23 DEG. 15 MIN. 26 SEC. EAST A DISTANCE OF 101.07 FT. TO A 3/8" IRON ROD (FOUND) BENT AND

NORTH 28 DEG. 34 MIN. 13 SEC. WEST A DISTANCE OF 180.55 FT. TO A 1/2" IRON ROD (SET) FOR THE NORTHWEST CORNER OF THE 4.141 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION WITH THE NORTH LINES OF THE 4.141 ACRE TRACT AND ALONG THE SOUTH BANK OF A CREEK AS FOLLOWS:

SOUTH 82 DEG. 24 MIN. 03 SEC. EAST A DISTANCE OF 213.43 FT. TO A 3/8" IRON ROD (FOUND) AND

NORTH 89 DEG. 15 IN. 40 SEC. EAST A DISTANCE OF 128.52 FT. TO A 1/2" IRON ROD (SET) IN A DITCH FOR THE NORTHEAST CORNER OF THE 4.141 ACRE TRACT, THE WEST CORNER OF A CALLED 13.734 ACRE TRACT CONVEYED TO WENDELL O. LATIMER IN VOLUME 992, PAGE 80 AND BEING THE NORTH CORNER OF SAID 2.458 ACRE TRACT;

130 COUNTY ROAD 541
FAIRFIELD, TX 75840

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THENCE SOUTH 48 DEG. 09 MIN. 35 SEC. WEST WITH A SOUTHEAST LINE OF THE 4.141 ACRE TRACT AND THE NORTHWEST LINE OF THE 2.458 ACRE TRACT, A DISTANCE OF 117.73 FT. TO A 1/2" IRON ROD (SET) FOR THE WEST CORNER OF SAME AND BEING AN ANGLE CORNER OF THE 4.141 ACRE TRACT;

THENCE SOUTH 14 DEG. 15 MIN. 00 SEC. EAST WITH A NORTHEAST LINE OF THE 4.141 ACRE TRACT AND THE SOUTHWEST LINE OF THE 2.458 ACRE TRACT, A DISTANCE OF 686.58 FT. TO THE PLACE OF BEGINNING AND CONTAINING 4.141 ACRES OF LAND.