

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: December 01, 2015

Time: The sale will begin at 10:00AM 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 January 10, 2003 and recorded in Document VOLUME 1224, PAGE 457; AS AFFECTED BY VOLUME 01669, PAGE 00135 real property records of FREESTONE County, Texas, with SHERI BROWDER HENDRIX AND STEVEN LOUIS HENDRIX, grantor(s) and ALLIED HOME MORTGAGE CAPITAL CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHERI BROWDER HENDRIX AND STEVEN LOUIS HENDRIX, securing the payment of the indebtednesses in the original principal amount of \$94,801.00, 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

John McCarthy for Lori Garner

LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, PATRICK ZWIERS, KRISTOPHER HOLUB, AARTI PATEL, PHILIP PIERCEALL, TERRY WATERS, LOGAN THOMAS, OR BRUCE MILLER

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is John McCarthy, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9-29-15 I filed at the office of the FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

John McCarthy
Declarant Name: John McCarthy
Date: 9-29-15

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Sep 29, 2015 AT 02:14P
as Notice of Trustee Sale

Total Fees: 8.00
NOS00000005148036

7

EXHIBIT "A"

BEING 1.349 ACRES OF LAND, MORE OR LESS, SITUATED IN THE MATTHEW PARK SURVEY, A-517, FREESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT -A- ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE MATTHEW PARK SURVEY, ABSTRACT 517 FREESTONE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.015 ACRES IN THE DEED FROM ROBERT W. CLARY, ET UX TO NEAL AND COMPANY, INC. DATED MAY 13, 2002, RECORDED IN VOLUME 1199, PAGE 138 IN THE OFFICIAL PUBLIC RECORDS OF FREESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER, LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 1230 IN THE NORTHERLY LINE OF SAID 10.015 ACRE TRACT, SAID CORNER BEARS SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST 112.20 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.015 ACRE TRACT:

THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST (BEARING BASE LINE) 118.20 FEET ALONG THE SOUTHERLY LINE OF SAID ROAD TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE SOUTH 0 DEGREES 54 MINUTES 42 SECONDS EAST 484.13 FEET PARTIALLY ALONG A FENCE TO A 1/2 INCH IRON ROD FOUND FOR CORNER, LYING IN THE SOUTHERLY LINE OF SAID 10.015 ACRE TRACT:

THENCE SOUTH 89 DEGREES 58 MINUTES 39 SECONDS WEST 124.64 FEET ALONG THE SOUTHERLY LINE OF SAID 10.015 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR CORNER:

THENCE NORTH 0 DEGREES 08 MINUTES 55 SECONDS WEST 484.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.35 ACRES OF LAND MORE OR LESS.



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