



**Property to be sold:** 104 Earl, Teague, TX 75860, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:** Tuesday, November 4, 2014.

**Time of Sale:** The sale will begin no earlier than 10:00 AM and no later than three (3) hours thereafter.

**Location of Sale:** At the County Courthouse in Freestone County, Texas, on the front steps at the South entrance of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Freestone County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Freestone County, Texas.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Purchase Money Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Purchase Money Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under

<b>PROPERTY ADDRESS:</b> 104 Earl Teague, TX 75860	<b>RP FILE NO. GTSL02-595</b>	<b>BORROWER:</b> McKenna, Sarah <b>GREEN TREE ACCOUNT #:</b> 66101978
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the Purchase Money Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

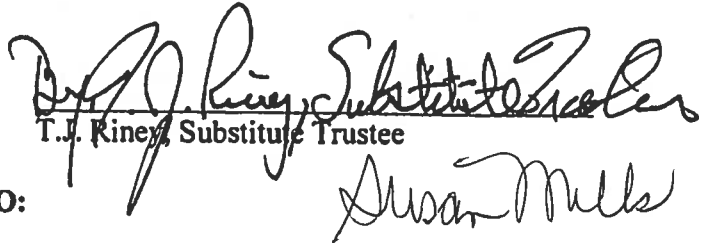
**Type of Sale:**


The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Sarah McKenna .

**Default and Notice:**

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Sarah McKenna and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: October 10, 2014.

  
T.J. Riney, Substitute Trustee



**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

<b>PROPERTY ADDRESS:</b> 104 Earl Teague, TX 75860	<b>RP FILE NO. GTSL02-595</b>	<b>BORROWER:</b> McKenna, Sarah <b>GREEN TREE ACCOUNT #:</b> 66101978
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**EXHIBIT "A"**

**LOTS TWO (2) AND THREE (3), BLOCK 199, ORIGINAL TOWNSITE TO THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, BEING THAT SAME PROPERTY MORE PARTICULARLY DESCRIBED IN VOL. 607, PAGE 118 AND VOL. 482, PAGE 124, DEED RECORDS, FREESTONE COUNTY, TEXAS, AND BEING THE SAME PROPERTY ACQUIRED BY TAXING UNIT BY SHERIFF'S DEED, FILED IN VOL. 1129, PAGE 334, OFFICIAL RECORDS, FREESTONE COUNTY, TEXAS.**

<b>PROPERTY ADDRESS:</b> 104 Earl Teague, TX 75860	<b>RP FILE NO. GTSL02-595</b>	<b>BORROWER: McKenna, Sarah</b> <b>GREEN TREE ACCOUNT #: 66101978</b>
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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 04, 2014

Time: The sale will begin at 1:00PM 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 May 23, 2003 and recorded in Document VOLUME 01237, PAGE 00837 real property records of FREESTONE County, Texas, with BRAD D BOND AND FRANCES BOND, grantor(s) and WELL FARGO HOME MORTGAGE, INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRAD D BOND AND FRANCES BOND, securing the payment of the indebtednesses in the original principal amount of \$74,366.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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

DAVID CARRILLO, BEATRICE CARRILLO, JOHN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee

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

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Oct 14, 2014 AT 03:29P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 127663  
By: Sonama Adkins, Deputy

FILED FOR RECORD  
At 3:34 o'clock P M

OCT 14 2014

LINDA JARVIS  
Clerk County Court, Freestone County, Texas  
BY

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## EXHIBIT "A"

BEING 2.17 ACRES OF LAND SITUATED IN THE JESSE KORN SURVEY, ABSTRACT NO. 15, FREESTONE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 4.902 ACRE TRACT OF LAND AS DESCRIBED IN A SHERIFF'S DEED FROM FREESTONE COUNTY TO LANCE INDERMAN, DATED DECEMBER 21, 1998, AND RECORDED IN VOLUME 1067, PAGE 421, AND BEING A PART OF THAT CERTAIN CALLED 4.902 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JACKIE G. HARRIS ET UX. TO SEVANAH LEE HILL, DATED OCTOBER 20, 1978, AND RECORDED IN VOLUME 516, PAGE 546, THE DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 2.17 ACRE TRACT TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A T-BAR FOUND AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED 4.902 ACRE TRACT, BEING AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 3.213 ACRE TRACT DESCRIBED IN A CONTRACT FOR DEED TO CEREDA L. JOHNSON ET VIR, AND RECORDED IN VOLUME 969, PAGE 770, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 529 (50' R.O.W.);

THENCE SOUTH 02 DEG 44' 00" WEST, FOR A DISTANCE OF 373.40 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF THE ABOVE MENTIONED COUNTY ROAD 529, TO A T-BAR (FOUND) AT THE SOUTHEAST CORNER OF SAID 4.902 ACRE TRACT, AND BEING AT THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.981 ACRE TRACT DESCRIBED IN A DEED TO H.H. HAMILTON ET UX, AND RECORDED IN VOLUME 415, PAGE 667;

THENCE NORTH 87 DEG 06' 25" WEST, FOR A DISTANCE OF 340.79 FEET, WITH THE SOUTH BOUNDARY LINE OF SAID 4.902 ACRE TRACT, WITH THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 4.981 ACRE TRACT, AND ALONG OR NEAR A FENCE, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 27 DEG 44' 37" EAST, FOR A DISTANCE OF 411.06 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "STANGER") IN THE NORTH BOUNDARY LINE OF SAID 4.902 ACRE TRACT, AND THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED 3.213 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREE 14' 40" EAST, FOR A DISTANCE OF 167.00 FEET, AND ALONG OR NEAR A FENCE, BACK TO THE PLACE OF BEGINNING, AND CONTAINING 2.17 ACRES OF LAND, MORE OR LESS.

BEARINGS ARE BASED ON A BEARING OF 'S 02 DEG 44' W' ALONG THE MONUMENTED EAST BOUNDARY LINE OF THE 4.902 ACRE TRACT, AS RECORDED IN VOLUME 516, PAGE 546.

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**1. Date, Time, and Place of Sale.**

Date: November 04, 2014

Time: The sale will begin at 1:00PM 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 December 27, 2007 and recorded in Document VOLUME 01433, PAGE 00050 real property records of FREESTONE County, Texas, with STACIE M. RODRIGUEZ AND DANIEL R. RODRIGUEZ, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STACIE M. RODRIGUEZ AND DANIEL R. RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$90,252.00, 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 as follows:

SURFACE ESTATE ONLY IN AND TO: BEING LOT NUMBER SEVENTEEN (17) OF THE LAKEWOOD SUBDIVISION OF FREESTONE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID LAKEWOOD SUBDIVISION RECORDED IN CABINET "A", ENVELOPE 76-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

**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:

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15000 Surveyor Boulevard, Suite 100  
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