

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**LAMAR County**

**Deed of Trust Dated:** June 11, 2007

**Amount:** \$85,085.00

**Grantor(s):** DENNIS WOLFE

**Original Mortgagee:** COUNTRYWIDE HOME LOANS, INC.

**Current Mortgagee:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10

**Mortgage Servicer and Address:** c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 00049972

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 16, 2018 under Cause No. 86940 in the 62 Judicial District Court of LAMAR County, Texas

**Date of Sale:** July 3, 2018 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the LAMAR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, MURPHY HOWLE, SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN OR ZORAN W. SPASIC have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 31<sup>ST</sup> DAY OF May, 2018.

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-000969



ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL  
LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE  
HUBBARD, ALLAN JOHNSTON, MURPHY HOWLE, SUE  
SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE, AURORA  
CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA  
BOETTCHER, PATRICK ZWIERS, DANA KAMIN OR ZORAN W.  
SPASIC  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

## LEGAL DESCRIPTION EXHIBIT A

### TRACT ONE:

Situated about 7.5 miles North 3 Deg. West of the City of Paris, County of Lamar, and State of Texas, a part of the E. H. McCluskey Survey #1303, and being a part of a called 242.5 acre tract of land conveyed Clara Lillian Slough by deed recorded in Vol. 322, Page 529, of the Deed Records of said County and State, and being a part of a 12,330 acre tract of land surveyed out of said 242.5 acre tract on the 21st day of January, 1900.

Beginning at an iron pin (s) for corner in the North Boundary Line of Gate 2 Road / Lamar County Road #33800, said point being South 83 Deg. 11 Min. 28 Sec. West a distance of 150.00 ft. from an iron pin (f) in the North Boundary Line of Gate 2 Road / Lamar County Road #33800 (30 ft. from center line) at the intersection of the East Boundary Line of said 242.5 acre tract (being the Southeast corner of said 12,330 acre tract).

Thence South 83 Deg. 11 Min. 28 Sec. West along the North Boundary Line of Gate 2 Road / Lamar County Road #33800 a distance of 150.00 ft. to an iron pin (f) for corner;

Thence North 00 Deg. 50 Min. 28 Sec. West a distance of 300.01 ft. to an iron pin (f) for corner;

Thence North 83 Deg. 11 Min. 29 Sec. East along the North Boundary Line of said 12,330 acre tract a distance of 150.00 ft. to an iron pin (s) for corner;

Thence South 00 Deg. 50 Min. 28 Sec. East a distance of 300.01 ft. to the place of beginning and containing 1.027 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 25th day of March, 1990, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by the Federal Flood Insurance Maps.

### TRACT TWO:

Situated about 7.5 miles North 3 Deg. West of the City of Paris, County of Lamar, and State of Texas, a part of the E. H. McCluskey Survey #1303, and being a part of a called 242.5 acre tract of land conveyed Clara Lillian Slough by deed recorded in Vol. 322, Page 529, of the Deed Records of said County and State, and being a part of a 12,330 acre tract of land surveyed out of said 242.5 acre tract on the 21st day of January, 1900.

Beginning at an iron pin (f) for corner in the North Boundary Line of Gate 2 Road / Lamar County Road #33800 (30 ft. from center line) at the intersection of the East Boundary Line of said 242.5 acre tract, said point being the Southeast corner of said 12,330 acre tract.

Thence South 83 Deg. 11 Min. 28 Sec. West along the North Boundary Line of Gate 2 Road / Lamar County Road #33800 a distance of 150.00 ft. to an iron pin (s) for corner;

Thence North 00 Deg. 50 Min. 20 Sec. West a distance of 300.01 ft. to an iron pin (s) for corner;

Thence North 83 Deg. 11 Min. 29 Sec. East along the North Boundary Line of said 12,330 acre tract a distance of 150.00 ft. to an iron pin (f) for corner at the Northeast corner of said 12,330 acre tract;

Thence South 00 Deg. 50 Min. 32 Sec. East along a fence along the East Boundary Line of said 242.5 acre tract a distance of 300.00 ft. to the place of beginning and containing 1.027 acres of land.