

295 Cr 42570, Paris, TX 75462

FILED FOR RECORD  
LAMAR COUNTY, TEX.

18 FEB 22 PM 3:54

18-007149

RUTH SISSON  
CLERK

**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: 4/3/2018  
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Lamar 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 11/06/2001 and recorded in the real property records of Lamar County, TX and is recorded under Clerk's File/Instrument Number, 1131, Page 331, with William L. McFadden and Tracy L. McFadden (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for WR Starkey Mortgage, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by William L. McFadden and Tracy L. McFadden, securing the payment of the indebtedness in the original amount of \$76,632.00, 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.** SITUATED ABOUT 6 MILES NORTH 66 DEGREES EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE LEMUEL EWER SURVEY #312, ALSO BEING THE SAME LAND CONVEYED TO WILLIAM J. MCFADDEN AND TRACY L. MCFADDEN BY DEED RECORDED IN VOLUME 1072, PAGE 100, OF THE LAMAR COUNTY REAL PROPERTY RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST BOUNDARY LINE OF COUNTY ROAD 42570 AT THE SOUTHWEST CORNER OF SAID MCFADDEN TRACT;

THENCE NORTH 01 DEEGREE 17 MINUTES WEST WITH SAID EAST BOUNDARY LINE A DISTANCE OF 467.0 FEET TO A POINT FOR CORNER IN THE SOUTH BOUNDARY LINE OF COUNTY ROAD 42550 (MORRIS LANE);

THENCE EAST WITH SAID SOUTH BOUNDARY LINE A DISTANCE OF 222.5 FEET TO A POINT FOR CORNER;

THENCE SOUTH A DISTANCE OF 467.0 FEET TO A POINT FOR CORNER;

THENCE WEST A DISTANCE OF 212.0 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 2.329 ACRES OF LAND.



4648039



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

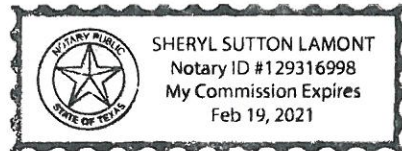


**SUBSTITUTE TRUSTEE** 02-22-18  
Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
David Sims, Allan Johnston, Sharon St. Pierre,  
Ronnie Hubbard 1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Robert LaMont, Harriett  
Fletcher, Sheryl LaMont, David Sims, Sharon St.  
Pierre, Aurora Campos, Jonathan Harrison, Markcos  
Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher  
Holub, Frederick Britton whose address is 1  
Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, 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 22 day of February, 2018.



Sheryl Sutton LaMont  
NOTARY PUBLIC in and for  
GREGG COUNTY  
My commission expires: Feb. 19, 2021  
Print Name of Notary:  
Sheryl Sutton LaMont

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Lamar County Clerk and caused to be posted at the Lamar County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_