

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: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: NORTH STEPS OF THE LYNN COUNTY COURTHOUSE 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 July 30, 2014 and recorded in Document CLERK'S FILE NO. 2014-1130 real property records of LYNN County, Texas, with TIMOTHY JAMES THOMPSON AND SARAH EMILY THOMPSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TIMOTHY JAMES THOMPSON AND SARAH EMILY THOMPSON, securing the payment of the indebtednesses in the original principal amount of 245,373.00, 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

TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHARLES GREEN, KRISTIE ALVAREZ, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER JOHN MCCARTHY OR DAVID CARRILLO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

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



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[REDACTED]

A 1.255 ACRE TRACT MORE OR LESS, OUT OF SECTION SIXTEEN (16), BLOCK ELEVEN (11), E.L. & R.R.R.R. CO. SURVEY, LYNN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY AN ON THE GROUND SURVEY AS FOLLOWS:

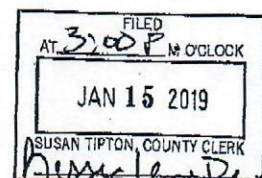
BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION 16 FOR THE SOUTHEAST CORNER AND BEGINNING CORNER OF THIS TRACT, SAID POINT BEING 40.0 FEET NORTH OF A RAILROAD SPIKE FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, 210.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE N. 89° 56' 00" W. AT 50.46 FEET (DEED CALL 50.0 FEET) PASS A SET 5/8" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", CONTINUING FOR A TOTAL DISTANCE OF 260.33 FEET (DEED CALL 260.0 FEET) TO A 5/8" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 210.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S. 89° 56' 00" E. ALONG A LINE 40 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 16, AT 209.87 FEET (DEED CALL 210.00 FEET) PASS A FOUND 1/2" IRON PIPE, CONTINUING FOR A TOTAL DISTANCE OF 260.33 FEET (DEED CALL 206.0 FEET) TO THE PLACE OF BEGINNING.



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