

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.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
17 JUN 24 PM 0:37
DEPUTY

1. Date, Time, and Place of Sale.

Date: September 05, 2017

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

Place COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

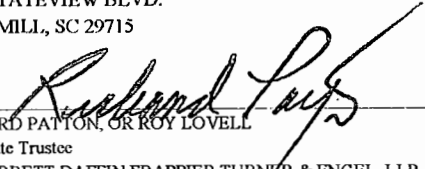
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 22, 2003 and recorded in Document CLERK'S FILE NO. 2012-8244 real property records of HUNT County, Texas, with HAROLD G LENNOX, JR AND CARLA J LENNOX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HAROLD G LENNOX, JR AND CARLA J LENNOX, securing the payment of the indebtednesses in the original principal amount of \$110,600.00, 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


RICHARD PATTON, OR ROY LOVELL
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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM REVIER SURVEY, ABSTRACT NO. 933, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 1, OF THE WOODLANDS OF TAWAKONI, AN UNRECORDED ADDITION IN HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED FROM ROBERT B. CAMPBELL ETAL TO RUSSELL W. BAVELAAR, ETUX AS RECORDED IN VOLUME 945, PAGE 670, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF THE ABOVE CITED BAVELAAR TRACT, SAID POINT BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 3706 (PUMP STATION ROAD);

THENCE SOUTH 01 DEGREES 10 MINUTES 46 SECONDS WEST (DIRECTIONAL CONTROL LINE) ALONG THE EAST LINE OF SAID BAVELAAR TRACT, A DISTANCE OF 245.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID BAVELAAR TRACT, SAID POINT BEING IN THE NORTH LINE OF OAK LANE;

THENCE NORTH 88 DEGREES 51 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF OAK LANE, A DISTANCE OF 150.51 FEET TO A 3/8 INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID BAVELAAR TRACT;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH LINE OF OAK LANE, AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 22 MINUTES 48 SECONDS, A CHORD BEARING OF NORTH 46 DEGREES 11 MINUTES 01 SECONDS WEST, A CHORD DISTANCE OF 34.22 FEET, AND AN ARC DISTANCE OF 37.69 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE END OF SAID CURVE, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID BAVELAAR TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF OAK LANE;

THENCE NORTH 02 DEGREES 40 MINUTES 41 SECONDS WEST ALONG THE EAST LINE OF OAK LANE, A DISTANCE OF 222.97 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID BAVELAAR TRACT, SAID POINT BEING IN THE SOUTH LINE OF COUNTY ROAD NO. 3706 (PUMP STATION ROAD); THENCE SOUTH 88 DEGREES 39 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 190.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND, MORE OR LESS.



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