

225 HOOT OWL CIRCLE  
QUINLAN, TX 75474

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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:** August 07, 2018

**Time:** The sale will begin at 1:00PM 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 October 27, 2003 and recorded in Document VOLUME 1090 PAGE 470 real property records of HUNT County, Texas, with JAMES F. ELLIS AND MARY N. ELLIS, grantor(s) and HERITAGE SAVINGS BANK, SSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES F. ELLIS AND MARY N. ELLIS, securing the payment of the indebtednesses in the original principal amount of \$66,400.00, 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

JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, DANA KAMIN, LISA BRUNO, TONYA WASHINGTON, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS

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: \_\_\_\_\_

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
BY: \_\_\_\_\_  
DEPUTY  
18 JUN 25 PM 2:09



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ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE COUNTY OF HUNT AND STATE OF TEXAS, DESCRIBED AS FOLLOWS: QUAIL RUN ESTATES ADDITION, LOTS NO. 27 AND 28, OUT OF ABSTRACT #533 AS DESCRIBED IN THE PLAT RECORDED IN VOL. 400, PAGE 747. PLAT RECORDS OF HUNT COUNTY, TEXAS.



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