

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: October 02, 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 August 25, 1998 and recorded in Document VOLUME 0511, PAGE 876 real property records of HUNT County, Texas, with MICHAEL E ROBINSON AND KIMBERLY S ROBINSON, grantor(s) and FRANKLIN AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL E ROBINSON AND KIMBERLY S ROBINSON, securing the payment of the indebtednesses in the original principal amount of \$71,881.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR-IN-INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-RP1 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  
18 JUL 30 AM 11:49  
DEPUTY



NOS00000007111842

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, TEXAS, AND BEING PART OF LOT 75 OF THE PATTERSON ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 213, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 75, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE HIGHLAND OAKS SUBDIVISION SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 890, P.R.H.C.T. SAID POINT ALSO BEING IN THE EAST LINE OF F.M. HIGHWAY NO 1570;

THENCE N. 00 DEG. 06 MIN 33 SEC. W. ALONG THE EAST LINE OF SAID HIGHWAY. A DISTANCE OF 124.74 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF LOT 75, SAID POINT BEING THE SOUTH LINE OF CHARLOTTE STREET;

THENCE EAST (DIRECTIONAL CONTROL LINE) ALONG THE SOUTH LINE OF SAID STREET, A DISTANCE OF 97.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S. 01 DEG 32 MIN 46 SEC E. A DISTANCE OF 125.39 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF LOT 1, SAID POINT BEING THE SOUTH LINE OF LOT 75;

THENCE N. 89 DEG. 39 MIN 24 SEC. W. ALONG THE SOUTH LINE OF LOT 75, AND ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 100.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES OF LAND, MORE OR LESS.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
BY: *[Signature]*  
DEPUTY  
18 JUL 30 AM 11:49



NOS0000007111842