

FILED & RECORDED
JENNIFER LINDENZWEIG
COUNTY CLERK, TX

19 OCT -3 AM 10:56

BY: _____
DEPUTY

7070 STATE HIGHWAY 24
COMMERCE, TX 75428

0000008617854

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: November 05, 2019

Time: The sale will begin at 1:00 PM 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 June 12, 2013 and recorded in Document CLERK'S FILE NO. 2013-7138; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019-02408 real property records of HUNT County, Texas, with CHRISTOPHER LEDBETTER AND ANGELA LEDBETTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTOPHER LEDBETTER AND ANGELA LEDBETTER, securing the payment of the indebtednesses in the original principal amount of \$178,762.00, 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



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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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"

FIELD NOTES - 4.87 ACRES

SITUATED ABOUT 16.2 MILES NORTH 53 DEG EAST FROM THE CITY OF GREENVILLE, IN THE COUNTY OF HUNT, STATE OF TEXAS, A PART OF THE JOHN HART SURVEY #403 AND BEING A CALLED 4.48 ACRE TRACT CONVEYED TO KURTIS AND AMBER PUTMAN BY DEED RECORDED IN VOL. 1718, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTH BOUNDARY LINE OF STATE HIGHWAY 24 AND BEING THE SOUTHEAST CORNER OF THE 4.48 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 18.279 ACRE TRACT CONVEYED TO SHANE HEAD AND LAURIE HEAD BY DEED RECORDED IN VOL. 1584, PAGE 584 OF SAID OFFICIAL PUBLIC RECORDS.

THENCE NORTH 08 DEG 12' 19" WEST A DISTANCE OF 451.66' TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF THE 18.279 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF A CALLED FIRST TRACT - 29 1/3 ACRES CONVEYED TO JAMES CURTIS PATTON AND WIFE, SUSAN B. PATTON BY DEED RECORDED IN VOL. 725, PAGE 188 OF THE DEED RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 89 DEG 18' 19" EAST ALONG A FENCE A DISTANCE OF 652.07 TO A CROSS TIE CORNER POST FOUND AT THE NORTHEAST CORNER OF THE 4.48 ACRE TRACT AND BEING IN THE WEST BOUNDARY LINE OF COUNTY ROAD #4612;

THENCE SOUTH 16 DEG 59' 33" EAST ALONG SAID COUNTY ROAD A DISTANCE OF 193.02' TO A CONCRETE HIGHWAY MARKER FOUND IN THE NORTH BOUNDARY LINE OF SAID STATE HIGHWAY;

THENCE SOUTH 68 DEG 25' 58" WEST ALONG SAID HIGHWAY A DISTANCE OF 692.45' TO THE POINT OF BEGINNING AND CONTAINING 4.87 ACRES OF LAND.