

1109 S PATTERSON STREET
CAMPBELL, TX 75422

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK
19 OCT 17 AM 11:26
DEPUTY

0000008647331

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: December 03, 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 January 09, 2002 and recorded in Document VOLUME 832 PAGE 569 real property records of HUNT County, Texas, with LISA A TOLLESON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LISA A TOLLESON, securing the payment of the indebtednesses in the original principal amount of \$45,919.00, 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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RANDY DANIEL, CINDY DANIEL, 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.



Israel Saucedo

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"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF CAMPBELL, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 1B, BLOCK 15, OF THE J.P. BEASLEY ADDITION TO THE TOWN OF CAMPBELL, TEXAS, SAME BEING THE FIRST SECOND AND THIRD TRACTS OF LAND AS DESCRIBED BY DEED FROM ROBERT RIDLEY TO TIM MEREDITH AND LAURA MEREDITH AS RECORDED IN VOLUME 405, PAGE 430, REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER POST ON THE NORTH LINE OF PATTERSON STREET (FARM TO MARKET NO. 523) AT THE SOUTHEAST CORNER OF SAID RIDLEY TO MEREDITH TRACTS, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF A 0.3368 ACRE TRACT OF LAND CONVEYED TO WALTER A. AND KAY L. GRANT AS RECORDED IN VOLUME 111, PAGE 153, REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF PATTERSON STREET, A DISTANCE OF 123.22 FEET TO A 1/2 INCH IRON ROD SET AT A FENCE CORNER POST FOR CORNER;

THENCE NORTH 01 DEGREES 05 MINUTES 11 SECONDS WEST ALONG A FENCE, A DISTANCE OF 157.36 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER POST FOR CORNER;

THENCE NORTH 88 DEGREES 02 MINUTES 08 SECONDS EAST ALONG A FENCE, A DISTANCE OF 125.48 FEET TO A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST ALONG A FENCE, A DISTANCE OF 160.68 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.454 ACRE OF LAND AND BEING KNOWN AS NO. 1109 SOUTH PATTERSON STREET.