

**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: July 02, 2019

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

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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, 2014 and recorded in Document CLERK'S FILE NO. 2014004315, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 201700945 real property records of CASS County, Texas, with THOMAS B FAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS B FAY, securing the payment of the indebtednesses in the original principal amount of \$85,419.00, 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

FILED FOR RECORD  
2019 JUN 10 AM 10:55  
AMY L. VARNELL  
CASS COUNTY CLERK



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER OR SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO 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.



Shawnika Harris

**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 CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

14974 FM 995  
LINDEN, TX 75563

0000008291403

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CASS

**EXHIBIT "A"**

ALL THAT CERTAIN 6.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM F. YOUNG SURVEY, A-1163, CASS COUNTY, TEXAS, BEING A PART OF A CALLED 29.44 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 2012001584, OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS SAID 23.44 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: INSTRUMENT NO. 2013003728)

BEGINNING AT: A 1/2" GALVANIZED PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 1399 FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE CALLED 29.44 ACRE TRACT IN INSTRUMENT NO. 2012001584, ALSO THE SOUTHEAST CORNER OF INSTRUMENT NO. 2013003728;

THENCE: N 00 DEGREES 13' 34" W, 760.16 FEET ALONG COMMON BOUNDARY OF THIS TRACT AND 2013003728 TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT, ALSO AN ANGLE CORNER OF A CALLED 23.44 ACRE TRACT IN INSTRUMENT NO. 2014002857;

THENCE: N 88 DEGREES 50' 26" E, 324.48 FEET WITH COMMON BOUNDARY OF 2014002857 TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO AN ANGLE CORNER OF 2014002857;

THENCE: S 00 DEGREES 13' 34" E. 766.88 FEET WITH COMMON BOUNDARY OF 2014002857 TO A 1/2" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 995 FOR THE SOUTHEAST CORNER OF THIS TRACT, ALSO AN ANGLE CORNER 2014002857;

THENCE: S 58 DEGREES 13' 35" W, 77.66 WITH SAID NORTH RIGHT-OF-WAY LINE TO TYPE I CONCRETE RIGHT-OF-WAY MONUMENT ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE: S 83 DEGREES 42' 15" W, 201.60 FEET WITH SAID NORTH RIGHT-OF-WAY LINE TO A 1/2" IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF TEXAS FARM ROAD NO. 1399 FOR AN ANGLE CORNER OF THIS TRACT;

THENCE: N 42 DEGREES 34' 53" W, 85.77 FEET WITH SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES OF LAND, MORE OR LESS.