

FILED FOR RECORD

2019 SEP -5 PM 1:11

AMY L. VARNELL
CASS COUNTY CLERK

116 CHUCK STREET
ATLANTA, TX 75551

0000008557852

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 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 26, 2016 and recorded in Document CLERK'S FILE NO. 2016003592 real property records of CASS County, Texas, with JASON FERRELL ENGLEADOWL AND LACY ENGLEADOWL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON FERRELL ENGLEADOWL AND LACY ENGLEADOWL, securing the payment of the indebtednesses in the original principal amount of \$89,381.00, 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



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 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 Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 09/05/2019 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: Beatrice Carrillo

Date: 09/05/2019

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JANE RICHIE HEADRIGHT SURVEY, ABSTRACT 877, CASS COUNTY, TEXAS, BEING PART OF LOTS 8, 9, AND 12 AND ALL OF LOTS 10 AND 11, BLOCK 2, W. D. PORTER AND SON EAST ACRES ADDITION RECORDED IN VOLUME 2, PAGE 39 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 1.046 ACRES IN THE DEED FROM ROBERT W. GREEN TO CHRISTOPHER W. ROSS, ET AL, DATED MARCH 22, 2011, RECORDED IN INSTRUMENT NO. 2011005088 OF THE OFFICIAL PUBLIC RECORDS, CASS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A X CUT IN CONCRETE, SET FOR A CORNER, THE SOUTHWEST CORNER OF SAID LOT 8, THE SOUTHWEST CORNER OF THE SAID 1.046 ACRE TRACT, THE NORTHWEST CORNER OF LOT 7, BLOCK 2 OF THE SAID W. D. PORTER AND SON EAST ACRES ADDITION, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM NORMAN LARRY SMITH TO AULTON DAVID OUZTS, DATED NOVEMBER 16, 1983, RECORDED IN VOLUME 710, PAGE 601 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.2238 ACRES IN THE DEED FROM NORMAN LARRY SMITH, ET UX TO AULTON DAVID OUZTS, ET UX, DATED SEPTEMBER 18, 1992, RECORDED IN VOLUME 924, PAGE 79 OF THE DEED RECORDS OF CASS COUNTY, TEXAS, LYING IN THE EAST RIGHT-OF-WAY LINE OF CHUCK STREET, SAID CORNER BEARS SOUTH 00 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 114.96 FEET, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER; THE SOUTHWEST CORNER OF THE SAID LOT 7;

THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 114.98 FEET ALONG THE WEST LINE OF SAID LOT 8, THE WEST LINE OF THE SAID 1.046 ACRE TRACT, AND THE EAST RIGHT- OF-WAY LINE OF SAID CHUCK STREET, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID LOT 8, THE NORTHWEST CORNER OF THE SAID 1.046 ACRE TRACT, THE SOUTHWEST CORNER OF LOT 9, BLOCK 2 OF THE SAID W. D. PORTER AND SON EAST ACRES ADDITION, AND THE SOUTHWEST CORNER THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.335 ACRES IN THE DEED FROM JEFF R. BLACKWOOD AND STACY N. BLACKWOOD TO BRIAN A. CROOKS, DATED MARCH 8, 2013, RECORDED IN INSTRUMENT NO. 2013001096 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, LYING IN THE EAST RIGHT-OF-WAY LINE OF SAID CHUCK STREET, SAID CORNER BEARS NORTH 00 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 115.10 FEET, TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID 0.335 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID LOT 9;

THENCE SOUTH 83 DEGREES 07 MINUTES 54 SECONDS EAST A DISTANCE OF 124.33 FEET ALONG THE NORTH LINE OF THE SAID 1.046 ACRE TRACT AND THE SOUTH LINE OF THE SAID 0.335 ACRE TRACT TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE SOUTHEAST CORNER OF THE SAID 0.335 ACRE TRACT, LYING IN THE EAST LINE OF THE SAID LOT 9 AND THE WEST LINE OF THE SAID LOT 11;

THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS WEST A DISTANCE OF 121.87 FEET ALONG THE EAST LINE OF THE SAID 0.335 ACRE TRACT, THE EAST LINE OF THE SAID LOT 9, THE WEST LINE OF THE SAID 1.046 ACRE TRACT AND THE WEST LINE OF THE SAID LOTS 11 AND 10, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID 0.335 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID LOT 9, THE NORTHWEST CORNER OF THE SAID LOT 10, LYING IN THE SOUTH RIGHT-OF-WAY LINE OF SCOTTY STREET, SAID CORNER BEARS NORTH 86 DEGREES 14 MINUTES 49 SECONDS WEST A DISTANCE OF 123.71 FEET, TO A 1/2 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHWEST CORNER OF THE SAID 0.335 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID LOT 9;

THENCE SOUTH 86 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 136.27 FEET ALONG THE NORTH LINE OF THE SAID LOT 10, THE NORTH LINE OF THE SAID 1.046 ACRE TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SCOTTY STREET, TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE NORTHEAST CORNER OF THE SAID LOT 10, THE NORTHEAST CORNER OF THE SAID 1.046 ACRE TRACT LYING, AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THE SAID SCOTTY STREET AND THE WEST RIGHT-OF-WAY LINE OF STEVE STREET;

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THENCE SOUTH 00 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 227.39 FEET ALONG THE EAST LINE OF THE SAID LOTS 10,11,AND 12, THE EAST LINE OF THE SAID 1.046 ACRE TRACT, AND THE WEST RIGHT-OF-WAY LINE OF THE SAID STEVE STREET TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, THE SOUTHEAST CORNER OF THE SAID 1.045 ACRE TRACT, THE NORTHEAST CORNER OF THE SAID 0.2238 ACRE TRACT;

THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST A DISTANCE OF 135.09 FEET ALONG THE SOUTH LINE OF THE SAID 1.046 ACRE TRACT AND THE NORTH LINE OF THE SAID 0.2238 ACRE TRACT TO A 5/8 INCH STEEL ROD, FOUND FOR A CORNER, AT AN ANGLE POINT, LYING IN THE WEST LINE OF THE SAID LOT 12, AND THE EAST LINE OF THE SAID LOT 8;

THENCE NORTH 83 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 123.86 FEET ALONG THE SOUTH LINE OF THE SAID 1.046 ACRE TRACT AND THE NORTH LINE OF THE SAID OUZTS TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.046 ACRES OF LAND, AT THE TIME OF THIS SURVEY