

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.

FILED FOR RECORD  
LAMAR COUNTY CLERK  
15 OCT 11 PM 3:22

1. **Date, Time, and Place of Sale.**

Date: November 01, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 May 14, 2002 and recorded in Document VOLUME 1198, PAGE 0045 real property records of LAMAR County, Texas, with BOBBY D ALLEN AND TONYA D ALLEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BOBBY D ALLEN AND TONYA D ALLEN, securing the payment of the indebtednesses in the original principal amount of \$44,548.00, 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. MAC# X7801-014  
FT. MILL, SC 29715

ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, OR FREDERICK BRITTON

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 Shannah Walker, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-11-16 I filed at the office of the LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarant's Name: Shannah Walker  
Date: 10-11-16



**EXHIBIT "A"**

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE GEORGE W. COX SURVEY, ABSTRACT 164, ALSO BEING THE SAME TRACT CONVEYED TO BOBBY RAY WARD AND EMMA LEA WARD, TRUSTEES OF THE BOBBY RAY WARD AND EMMA LEA WARD REVOCABLE LIVING TRUST, BY DEED RECORDED IN VOLUME 846, PAGE 297, OF THE LAMAR COUNTY REAL PROPERTY RECORDS, SAID TRACT BEING A PART OF LOTS 14-18, BLOCK 8, OF THE BROOKSIDE ADDITION AS SHOWN BY PLAT RECORDED IN ENVELOPE 15-C OF THE LAMAR COUNTY PLAT RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID WARD TRACT AND SAID LOT 14 AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JUDY MCFADDEN BY DEED RECORDED IN VOLUME 920, PAGE 135, OF THE LAMAR COUNTY REAL PROPERTY RECORDS;

THENCE EAST WITH THE NORTH LINE OF THE WARD TRACT AND SOUTH LINE OF SAID MCFADDEN TRACT A DISTANCE OF 124.61 FEET TO A CHAIN LINK FENCE POST FOUND AT THE NORTHEAST CORNER OF THE WARD TRACT AND SAID LOT 18, THE SOUTHEAST CORNER OF THE MCFADDEN TRACT AND IN THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOHN FIGGINS BY DEED RECORDED IN VOLUME 640, PAGE 009, OF THE LAMAR COUNTY REAL PROPERTY RECORDS;

THENCE SOUTH 00° 54' 07" EAST WITH THE EAST LINE OF THE WARD TRACT AND WEST LINE OF SAID FIGGINS TRACT A DISTANCE OF 73.25 FEET TO A CHAIN LINK FENCE POST AT THE SOUTHEAST CORNER OF THE WARD TRACT AND NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CARL TIPPIT BY DEED RECORDED IN VOLUME 799, PAGE 021, OF THE LAMAR COUNTY REAL PROPERTY RECORDS;

THENCE SOUTH 89° 59' 50" WEST WITH THE SOUTH LINE OF THE WARD TRACT AND NORTH LINE OF SAID TIPPIT TRACT A DISTANCE OF 125.40 FEET TO A POINT IN A POWER POLE AT THE SOUTHWEST CORNER OF THE WARD TRACT, NORTHWEST CORNER OF THE TIPPIT TRACT AND IN THE EAST BOUNDARY LINE OF S. E. 25TH STREET;  
THENCE NORTH 00° 17' 03" WEST WITH SAID EAST BOUNDARY LINE A DISTANCE OF 73.25 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.210 ACRE OF LAND, MORE OR LESS.



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