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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.

AT 3 FILED  
O'CLOCK P M  
AUG 29 2016

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

Date: October 04, 2016

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

Place: THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE OR AS DESIGNATED BY COUNTY CLERK, CORYELL CO., TEXAS  
COUNTY COMMISSIONERS or as designated by the county commissioners.

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

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 20, 2010 and recorded in Document CLERK'S FILE NO. 233976 real property records of CORYELL County, Texas, with LARRY EDWARD KRUEGER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY EDWARD KRUEGER, securing the payment of the indebtednesses in the original principal amount of \$112,051.00, 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

*Cecil Kester*

TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, FREDERICK BRITTON, JACK BURNS II, AARTI PATEL, OR PAMELA THOMAS  
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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

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



**EXHIBIT "A"**

LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE B. EILERS SURVEY AND BEING THAT SAME TRACT DESCRIBED AS 1.41 ACRES IN A DEED RECORDED IN DOCUMENT NO. 85357, DEED RECORDS OF CORYELL COUNTY, TEXAS.

BEGINING AT A 5/8" INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF F.M. 116 BEING THE SOUTHEAST CORNER OF THE T. PRUITT 0.99 ACRE TRACT RECORDED IN DOCUMENT NO. 86919, AND THE NORTHEAST OF THE 1.41 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS:

THENCE S 20 DEG. 12' 00" W, 250.41 FEET (S 20 DEG. 12' W, 250.0 FEET- BASE BEARING) WITH THE WEST RIGHT OF WAY LINE TO A 5/8" IRON ROD FOUND BEING A CORNER OF THE BALANCE OF THE 109 ACRE TRACT RECORDED IN VOLUME 156, PAGE 58, AND THE SOUTHEAST CORNER OF THE 1.41 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS;

THENCE N 72 DEG. 39' 24" W, 241.40 FEET (N 72 DEG. 47' W, 242.1 FEET) TO A 1" IRON PIPE FOUND BEING A CORNER OF THE 109 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 1.41 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS;

THENCE N 20 DEG. 00' 49" E, 257.00 FEET ( N 20 DEG. 12' E, 257.0 FEET) TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE 0.99 ACRE TRACT AND THE NORTHWEST CORNER OF THE 1.41 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS;

THENCE S 71 DEG. 05' 24" E, 242.00 FEET (S 71 DEG. 08' E, 242.0 FEET) TO THE PLACE OF BEGINNING CONTAINING 1.407 ACRES OF LAND, MORE OR LESS.



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