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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 1:00 FILED O'CLOCK P M

NOV 14 2016

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

Date: December 06, 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 THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Shelene 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 June 11, 2013 and recorded in Document CLERK'S FILE NO. 264037 real property records of CORYELL County, Texas, with RONNIE J. ABBOTT AND LETTICIA ABBOTT, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RONNIE J. ABBOTT AND LETTICIA ABBOTT, securing the payment of the indebtednesses in the original principal amount of \$135,750.00, 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

CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ
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: _____



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THE STATE OF TEXAS

CORYELL COUNTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CORYELL COUNTY, TEXAS BEING 9.572 ACRES OF LAND OUT OF THE NELSON KAVANAUGH SURVEY, A-594 AND BEING A PART OF THAT TRACT DESCRIBED IN DEED TO JUSTIN LATHAM AND BONNIE NELL LUEDTKE PER INSTRUMENT NO, 206673 CORYELL COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A STEEL PIPE FOR A CORNER POST BEING IN THE WEST LINE OF F.M. (HIGHWAY) 182, THE NEC OF THE ADJOINING TURNERSVILLE CEMETERY TRACT AND THE SEC OF THIS;

THENCE S58-26-06W ALONG CEMETERY FENCE, AT 830.18 FEET A STEEL PIPE FOR A CORNER POST, AN INTERIOR CORNER OF THIS;

THENCE S30-36-31E ALONG FENCE, AT 98.45 FEET A STEEL PIN FOUND AT THE BASE OF A CORNER POST, AN EXTERIOR CORNER OF THIS;

THENCE S64-08-24W ALONG THE FENCED NORTH LINE OF THE ADJOINING BENNY JASPER 4.5 ACRES TRACT, AT 433.37 FEET A STEEL PIN FOUND AT THE BASE OF A CORNER POST, THE SWC OF THIS;

THENCE N31-42-27W ALONG FENCE, AT 402.26 FEET A STEEL PIN FOUND AT THE BASE OF A CORNER POST, THE NWC OF THIS;

THENCE N64-49-52E ALONG FENCE, AT 293.71 FEET A STEEL PIN FOUND, AN EXTERIOR CORNER OF THIS;

THENCE ALONG FENCE AROUND THE ADJOINING ANNA GILES TRACT PER INSTRUMENT NO. 187431 SAID DEED RECORDS WITH STEEL PINS FOUND AT THE BASE OF RAILROAD TIES FOR CORNER POST AS FOLLOWS;

S31-59-10E, 164.98 FEET,
N58-54-57E, 144.35 FEET,
N29-47-13W, 146.76 FEET

THENCE N64-49-39E ALONG THE FENCED SOUTH LINE OF THE ADJOINING FLOYD MCNEELY TRACT PER INSTRUMENT NO. 131727, AT 423.56 FEET A STEEL PIN FOUND AT THE BASE OF A RAILROAD TIE SET IN CONCRETE, AN INTERIOR CORNER OF THIS;

THENCE N29-59-26W ALONG FENCE, AT 166.22 FEET A STEEL PIN FOUND AT THE BASE OF A CORNER POST, AN EXTERIOR CORNER OF THIS;

THENCE N62-30-07E ALONG THE SOUTH LINE OF THE OLD TURNERSVILLE SCHOOL TRACT, AT 234.65 FEET 3/8" STEEL PIN WITH CAP SET AT THE BASE OF A RR TIE FOR A CORNER POST, AN EXTERIOR CORNER OF THIS;

THENCE S33-49-25E ALONG FENCE, AT 78.89 FEET A STEEL PIN FOUND AT THE BASE OF A CORNER POST, AN INTERIOR CORNER OF THIS;

THENCE N54-48-18E ALONG FENCE, AT 168.60 FEET A 3/8" STEEL PIN WITH CAP SET AT THE BASE OF A CORNER POST, THE NEC OF THIS;

THENCE S30-01-32E ALONG HIGHWAY, AT 329.04 FEET THE POINT OF BEGINNING AND CONTAINING 9,572 ACRES OF LAND MORE OR LESS

ALL REAL PROPERTY IMPROVEMENTS SITED HEREON LIE WELL ABOVE THE FLOOD PLAIN FOR THE NELSON KAVANAUGH SURVEY, A-594 CORYELL COUNTY TEXAS, REF. FIRM PANEL 48099C0150, 17 FEB. 2010.



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