

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: June 05, 2018

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

Place: THE STEPS ON THE EAST SIDE OF THE ANDERSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

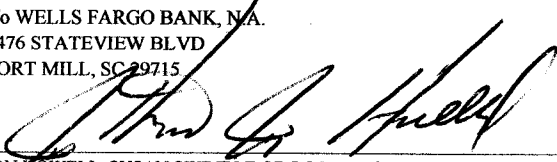
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 28, 2007 and recorded in Document VOLUME 2027, PAGE 0171 real property records of ANDERSON County, Texas, with JIMMY DONNELL, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JIMMY DONNELL, securing the payment of the indebtednesses in the original principal amount of \$91,819.22, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. 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



JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL
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 ANDERSON County Clerk and caused to be posted at the ANDERSON County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2018 MAY 15 AM 7:59
MARK STAPLES
COUNTY CLERK
ANDERSON COUNTY, TX
BY AV DEPUTY



NOS20130177900177

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, CONTAINING 2.00 ACRES OF LAND, A PART OF THE JOSE PINEDA SURVEY, A-56 IN ANDERSON COUNTY, TEXAS, AND A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO H. B. HOFFMAN OF RECORD IN VOLUME 458, AT PAGE 124 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING AT A FENCE CORNER IN THE WEST LINE OF STATE HIGHWAY 155 AND THE NORTH LINE OF THE ABOVE MENTIONED H.B. HOFFMAN TRACT;

THENCE SOUTH 15 DEG. 15 MIN. WEST A DISTANCE OF 181.24 FEET TO AN IRON ROD IN THE WEST LINE OF STATE HIGHWAY NO. 155;

THENCE WEST A DISTANCE OF 470.26 FEET TO AN IRON ROD;

THENCE NORTH A DISTANCE OF 175 FEET TO AN IRON ROD IN THE NORTH LINE OF THE H.B. HOFFMAN TRACT;

THENCE EAST A DISTANCE OF 517.43 FEET TO THE PLACE OF EUGINNING, CONTAINING 2 ACRES OF LAND, AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM H.B. HOFFMAN ET UX TO CURTIS HOFFMAN, OF RECORD IN VOLUME 882 AT PAGE 488 OF THE DEED RECORDS OF ANDERSON COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING 0.503 ACRE OF LAND:

0.503 OF ONE ACRE OF LAND OUT OF AND A PART OF A 2.0 ACRE TRACT OF LAND, BEING AND LYING IN THE JOSE PINEDA SURVEY, A-56, ANDERSON COUNTY, TEXAS, SAID 2.0 ACRE TRACT BEING THE SAME LAND DESCRIBED IN A DEED FROM H.B. HOFFMAN TO CURTIS LEON HOFFMAN DATED SEPTEMBER 5, 1978, RECORDED IN VOLUME 882, PAGE 488, DEED RECORDS OF ANDERSON COUNTY, TEXAS, SAID 0.503 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH PROPERTY LINE OF SAID 2.0 ACRE TRACT OF LAND WITH THE PROPOSED WEST RIGHT-OF-WAY LINE OF PROPOSED STATE HIGHWAY 155, AS SURVEYED BY STATE HIGHWAY ENGINEERS IN 1971 SAID POINT BEARS NORTH 87 DEG 36' 26" EAST A DISTANCE OF 344.8 FEET FROM THE SOUTHWEST CORNER OF SAID 2.0 ACRE TRACT;

THENCE WITH SAID PROPOSED WEST RIGHT-OF-WAY LINE, NORTH 12 DEG 55' 51" EAST 181.24 FEET TO THE POINT OF INTERSECTION OF THE PROPOSED WEST RIGHT-OF-WAY LINE WITH THE NORTH PROPERTY LINE OF SAID 2.0 ACRE TRACT; THENCE WITH SAID NORTH PROPERTY LINE, NORTH 87 DEG 36' 26" EAST 125.46 FEET TO THE POINT OF INTERSECTION OF SAID NORTH PROPERTY LINE WITH THE PRESENT WEST RIGHT-OF-WAY LINE OF SAID HIGHWAY.

THENCE WITH SAID PRESENT WEST RIGHT-OF-WAY LINE SOUTH 12 DEG 55' 51" WEST A DISTANCE OF 181.24 FEET TO THE POINT OF INTERSECTION OF SAID PRESENT WEST RIGHT-OF-WAY LINE WITH THE SOUTH PROPERTY LINE OF SAID 2.0 ACRE TRACT;

THENCE WITH SAID SOUTH PROPERTY LINE, SOUTH 87 DEG 36' 26" WEST, 125.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.503 OF ONE ACRE OF LAND, MORE OR LESS.



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