

546 OLD SAN AUGUSTINE RD
CENTER, TX 75935

18-0008FC

00000006834394

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: April 03, 2018

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

Place LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK

893, PAGE 644 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 October 25, 2004 and recorded in Document CLERK'S FILE NO. 2004-6710 real property records of SHELBY County, Texas, with ROSE M. HEADY AND EARNEST M. MANGRUM, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROSE M. HEADY AND EARNEST M. MANGRUM, securing the payment of the indebtednesses in the original principal amount of \$71,041.65, 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



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
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 SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

FILED FOR RECORD
SHELBY COUNTY, TEXAS
APR 11 02
JENNIFER L. FORTMAN
COUNTY CLERK
BY  DEPUTY



NOS00000006834394

EXHIBIT "A"

BEING .41 ACRE OF LAND, MORE OR LESS, A PART OF THE JESSE AMASON SURVEY, ABST. NO. 10 SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE DEED FROM ALTON GARY AND WIFE JEWEL GARY, TO RONALD GENE SAMPLE AND WIFE, DEBORAH ANN SAMPLE, DATED AUGUST 24, 1984, FILED FOR RECORD ON AUGUST 24, 1984, DEED RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES BOUNDS AS FOLLOWS, TO-WIT: BEGINNING AT A NAIL ON THE CENTERLINE OF THE OLD CENTER-SHORT ROAD, WHICH IS ALSO KNOWN AS THE CENTER- SAN AUGUSTINE ROAD, AT THE N.E.C. OF THE J.C. MORSE 100 ACRE, MORE OR LESS, F.J. HAYES TRACT IN THE JESSE AMASON SURVEY, ABST. NO. SHELBY COUNTY, TEXAS; THENCE S. 15 DEG. 15 MIN. E. ALONG THE CENTERLINE OF SAID OLD ROAD A DISTANCE OF 114.0 FT. TO NAIL; THENCE S. 71 DEG. 09 MIN. W, INTO SAID MORSE TRACT A DISTANCE OF 184.61 FT. TO AN OAK STAKE IN THE OPEN PASTURE; THENCE N. 15 DEG. 15 MIN. W. A DISTANCE OF 81.8 FT. TO AN OAK STAKE AT THE ROOT AND ON THE E. SIDE OF A LARGE PINE STUMP ON AN OLD FENCE LINE THAT IS RECOGNIZED AS THE N. LINE OF SAID MORSE TRACT; THENCE N, 61 DEG. 23 MIN. E. ALONG AN OLD FENCE A DISTANCE OF 189.37 FT. TO THE POINT BEGINNING, CONTAINING 0.41 ACRE OF LAND, MORE OR LESS.



NOS00000006834394