

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: May 01, 2018

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

Place: THE SOUTH STEPS OF THE JASPER 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 January 17, 2014 and recorded in Document CLERK'S FILE NO. 254980 AS AFFECTED BY CLERK'S FILE NO. 274309 real property records of JASPER County, Texas, with JOE E. HINSON JR AND TRUDEE N HINSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE E. HINSON JR AND TRUDEE N HINSON, securing the payment of the indebtednesses in the original principal amount of \$45,918.00, 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

Kyle Barclay

MARGIE ALLEN, KYLE BARCLAY, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, IAN MOSER, RENEE THOMAS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, JAMES DOLENZ, MEGAN RANDLE, AMY JURASEK, REBECCA BOLTON, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA

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 Kyle Barclay, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4-9-18 I filed at the office of the JASPER County Clerk and caused to be posted at the JASPER County courthouse this notice of sale.

Kyle Barclay

Declarant's Name: Kyle Barclay
Date: 4-9-18





BEING A TRACT OR PARCEL CONTAINING 0.39 ACRES OF LAND OUT OF AND A PART OF THE WASHINGTON MITCHELL SURVEY, ABSTRACT NUMBER 390, IN JASPER COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 1.73 ACRE TRACT RECORDED IN VOLUME 436, PAGE 151, DEED RECORDS OF JASPER COUNTY, TEXAS, SAID 0.39 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID 1.73 ACRE TRACT, ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS COUNTY ROAD 835;

THENCE, SOUTH 14 DEG. 59 MIN. 56 SEC. EAST, ALONG THE MOST NORTHERLY EAST LINE OF SAID 1.73 ACRE TRACT FOR A DISTANCE OF 180.74 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 68 DEG. 11 MIN. 35 SEC. WEST, ALONG THE RESIDUE OF SAID 1.73 ACRE TRACT FOR A DISTANCE OF 94.95 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 17 DEG. 27 MIN. 31 SEC. WEST, ALONG THE RESIDUE OF SAID 1.73 ACRE TRACT FOR A DISTANCE OF 163.30 FEET TO A 1/2-INCH IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 835;

THENCE, NORTH 59 DEG. 06 MIN. 10 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 835 FOR A DISTANCE OF 105.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.39 ACRE OF LAND, MORE OR LESS.

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED APR 10 2018

By 
DEPUTY



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