

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: March 07, 2017

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

Place: THE NORTH DOOR OF THE MILLS COUNTY JAIL 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 11, 2010 and recorded in Document VOLUME 304, PAGE 705 real property records of MILLS County, Texas, with SHAWN D. ROGERS AND LACY L. ROGERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHAWN D. ROGERS AND LACY L. ROGERS, securing the payment of the indebtednesses in the original principal amount of \$73,641.00, 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


AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, OR DAN HART
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 Stephan Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-30-2017 I filed at the office of the MILLS County Clerk and caused to be posted at the MILLS County courthouse this notice of sale


Declarants Name: Stephan Rawlings
Date: 1-30-2017

FILED FOR RECORD
At 2:02 O'Clock P M
JAN 30 2017 CJ

CAROLYN FOSTER County & District Clerk
Mills County, Texas
By _____ Deputy



EXHIBIT "A"

BEING ALL OF LOT 2 AND THE SOUTH PART OF LOT 1, OUT OF THE J.O. REID SUBDIVISION TO THE CITY OF GOLDTHWAITE, MILLS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD, RECORDED IN VOLUME 102, PAGE 497 OF THE PLAT RECORDS OF MILLS COUNTY, TEXAS, SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON FIELD NOTES DATED JANUARY 26, 2010, PREPARED BY CHARLES A. POLASKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2276 OF THE STATE OF TEXAS, WHICH FIELD NOTES DESCRIBED AS FOLLOWS:

FIELD NOTES FOR A TRACT OF LAND IN MILLS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2 AND THE SOUTH PART OF LOT 1, OUT OF THE J.O. REID SUBDIVISION TO THE CITY OF GOLDTHWAITE, TEXAS, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 102, PAGE 497 OF THE PLAT RECORDS OF MILLS COUNTY, TEXAS, SAID TRACT ALSO BEING THE SAME TRACT DESCRIBED IN A DEED FROM J. DARRELL WILSON, ET UX, TO JAMES H. ETHRIDGE, ET UX, AS REPORTED IN VOLUME 277, PAGE 802, REAL PROPERTY RECORDS OF MILLS COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 1702 CLINE STREET AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON STAKE FOUND IN THE GROUND IN THE EAST LINE OF SAID LOT 1 FROM WHICH THE SOUTHEAST CORNER OF SAID LOT BEARS S. 0 DEGREES 45' 00" E. 6.83', THE NORTHEAST CORNER OF SAID ETHRIDGE TRACT AND THIS TRACT;

THENCE S. 00 DEGREES 45' 00" E. 82.38' (BASIS OF BEARING - PLAT CALL 81.83') FOLLOWING THE EAST LINE OF SAID LOTS 1 AND 2 TO A 1/2" IRON STAKE FOUND IN THE GROUND, SAID STAKE MARKING THE SOUTHEAST CORNER OF SAID LOT 2 AND THIS TRACT;

THENCE N. 88 DEGREES 55' 20" W. 129.96' (130') ALONG A FENCE LINE AND A PROJECTION THERE OF TO A 3/8" IRON STAKE SET IN THE GROUND IN THE EAST R.O.W. LINE OF CLINE STREET, SAID STAKE MARKING THE SOUTHWEST CORNER OF SAID LOTS 2 AND THIS TRACT;

THENCE N. 00 DEGREES 47' 08" W. 80.07' (80') FOLLOWING SAID R.O.W. LINE OF CLINE STREET TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING THE NORTHWEST CORNER OF SAID ETHRIDGE TRACT AND THIS TRACT;

THENCE S. 89 DEGREES 56' 43" E. 130.43' (130') TO THE PLACE OF BEGINNING.

