

6482 E STATE RD
ROPESVILLE, TX 79358

0000008175127

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 07, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place THE NORTH DOOR OF THE HOCKLEY 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 June 20, 2014 and recorded in Document VOLUME 997, PAGE 93 real property records of HOCKLEY County, Texas, with BRUCE WAYNE REESE AND PATRICE ANN REESE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRUCE WAYNE REESE AND PATRICE ANN REESE, securing the payment of the indebtednesses in the original principal amount of \$152,192.00, 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



RONALD BYRD, KEVIN KEY, JAY JACOBS, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is DAVID Carrillo Certificate of Posting and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 3-11-19 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.

Declarants Name: David Carrillo
Date: 3-11-19

FILED FOR RECORD
AT _____ O'CLOCK ____ M.

MAR 11 2019


County Clerk, Hockley County, Texas



NOS0000008175127

0000008175127

HOCKLEY

EXHIBIT "A"

METES AND BOUNDS DESCRIPTIONN OF A 1.014 ACRE TRACT OF LAND LOCATED IN LABOR 23, LEAGUE 9, DONLEY COUNTY SCHOOL LAND, HOCKLEY COUNTY, TEXAS, BEING THAT SAME TRACT PREVIOUSLY DESCRIBED IN VOLUME 568, PAGE 261, DEED RECORDS OF HOCKLEY COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF FM 41 AT THE NORTHEAST CORNER OF A TRACT OF LAND PREVIOUSLY DESCRIBED IN VOLUME 568, PAGE 261, DEED RECORDS OF HOCKLEY COUNTY, TEXAS, WHICH IS CALLED TO BEAR N. 89 DEG 02' 30" W. A DISTANCE OF 329.00 FEET AND N. 34 DEG 21' 30" E. A DISTANCE OF 554.94 FEET FROM THE SOUTHEAST CORNER OF LABOR 23, LEAGUE 9, DONLEY COUNTY SCHOOL LAND, HOCKELY COUNTY, TEXAS;

THENCE S. 34 DEG 21' 30" W. A DISTANCE OF 258.74 FEET TO A 3" PIPE FOUND AT THE SOUTHEAST CORNER OF SAID TRACT;

THENCE N. 61 DEG 09' 38" W. A DISTANCE OF 199.95 FEET TO A 3" PIPE FOUND AT THE SOUTHWEST CORNER OF SAID TRACT;

THENCE N. 36 DEG 22' 11" E. A DISTANCE OF 186.92 FEET TO A 3" PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF FM 41 AT THE NORTHWEST CORNER OF SAID TRACT;

THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AROUND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1104.06 FEET, A CENTRAL ANGLE OF 11 DEG 04' 08" A CHORD DISTANCE OF 212.96 FEET, AND A CHORD BEARING OF S 80 DEG 59' 15" E. TO THE POINT OF BEGINNING

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Mar 11, 2019 at 12:34P

Amount 2.00

Jennifer Palermo
Hockley County Clerk
By
Janie Salazar, Deputs
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
DESCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW.



NOS0000008175127