

501 WEST 4TH STREET  
BRADY, TX 76825

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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: Junn 07, 2016

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

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 07, 2013 and recorded in Document VOLUME 420, PAGE 640 real property records of MCCULLOCH County, Texas, with JARED CARSON AND SANDRA CARSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JARED CARSON AND SANDRA CARSON, securing the payment of the indebtednesses in the original principal amount of \$53,061.00, 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.

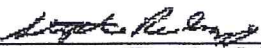
5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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

  
\_\_\_\_\_  
JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER OR STEPHAN RAWLINGS  
Substitute Trustee  
c/o BARRETT DUFFIN 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 5-16-2016 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

  
\_\_\_\_\_  
Declarant's Name: Stephan Rawlings  
Date: 5-16-2016

POSTED

MAY 16 2016

TINA A. SMITH  
MCCULLOCH COUNTY CLERK



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MCCULLOCH

**EXHIBIT "A"**

A 0.23 ACRE, MORE OR LESS, TRACT OF LAND, BEING ALL OF THE NORTHEAST 1/4 OF BLOCK 124, LUHR ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 27, PAGE 323, DEED RECORDS, MCCULLOCH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO JOHNNY SANDOVAL RECORDED IN VOLUME 398, PAGE 947 OF THE OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 80D NAIL SET AT THE INTERSECTION OF THE SOUTH LINE OF W. 4TH STREET AND THE WEST LINE OF PINE STREET FOR THE NORTHEAST CORNER OF SAID BLOCK 124 AND SANDOVAL TRACT, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 00 DEG. 29' 34" W. 100.00 FEET ALONG THE COMMON LINE BETWEEN SAID BLOCK 124 AND PINE STREET, SAME BEING THE EAST LINE OF SAID SANDOVAL TRACT, TO A 80D NAIL SET FOR A COMMON CORNER BETWEEN SAID SANDOVAL TRACT AND A TRACT OF LAND DESCRIBED IN A RELEASE OF LIEN TO THE COMMERCIAL NATIONAL BANK OF BRADY RECORDED IN VOLUME 292, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE N 89 DEG. 30' 26" W, 100.00 FEET ALONG THE COMMON LINE BETWEEN SAID SANDOVAL TRACT AND SAID COMMERCIAL NATIONAL BANK OF BRADY TRACT, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED A.L.S. IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL D. PIKE ET.AL. RECORDED IN VOLUME 380, PAGE 831 OF THE OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 00 DEG. 29' 34" E, 100.00 FEET ALONG THE COMMON LINE BETWEEN SAID SANDOVAL TRACT, PIKE TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO LARRY JONES RECORDED IN VOLUME 266, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS, MCCULLOCH COUNTY, TEXAS, SAID POINT BEING LOCATED IN THE COMMON LINE BETWEEN SAID BLOCK 124 AND PREVIOUSLY MENTIONED W. 4TH STREET, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89 DEG. 30' 26" E, 100.00 FEET ALONG THE COMMON LINE BETWEEN SAID BLOCK 124 AND W. 4TH STREET, SAME BEING THE NORTH LINE OF SAID SANDOVAL TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.23 ACRES OF LAND, MORE OR LESS.

NOTE: ALL BEARINGS WERE BASED ON GPS OBSERVATIONS, NAD 83 TEXAS CENTRAL 4203.

POSTED

MAY 16 2016

TINA A. SMITH  
MCCULLOCH COUNTY CLERK



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ShowBarcode = YES  
Posting Date = 05/16/2016  
County = MCCULLOCH / 00160

POSTED

MAY 16 2016

TINA A. SMITH  
MCCULLOCH COUNTY CLERK