

603 WEST 14TH 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 May 02, 2017

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 May 04, 2010 and recorded in Document VOLUME 395, PAGE 396 real property records of MCCULLOCH County, Texas, with HAYLIE DEANS AND RANDY DEANS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HAYLIE DEANS AND RANDY DEANS, securing the payment of the indebtednesses in the original principal amount of \$128,272.00, 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

Stephen Rawlings  
LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, HOWARD WHITNEY, JOSHUA SANDERS, ELMER HERNANDEZ, MELUDET CRUZ-SMITH, OR FREDERICK BRITTON  
Substitute Trustee

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

Stephen Rawlings  
My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2-27-2017 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.

Stephen Rawlings  
Declarant's Name: Stephen Rawlings  
Date: 2-27-2017

POSTED

FEB 27 2017

TRIA A. SMITH  
MCCULLOCH COUNTY CLERK



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MCCULLOCH

**EXHIBIT "A"**

BEING A 0.321 ACRE TRACT, MORE OR LESS, OF LAND KNOWN AS LOT 3 & LOT 4, BLOCK 19 OF CROTHERS & WHITE ADDITION, AN ADDITION TO THE CITY OF BRADY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 477 OF THE MCCULLOCH COUNTY DEED RECORDS, SAID 0.321 ACRE TRACT ALSO BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO JAMES R. QUINN AS RECORDED IN VOLUME 345, PAGE 736 OF THE MCCULLOCH COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ROSS #2012 SET FOR THE NORTHEAST CORNER OF THE AFOREMENTIONED QUINN TRACT AND LOT 4, SAID IRON ROD BEING IN THE SOUTH LINE OF WEST 14TH STREET AT ITS INTERSECTION WITH THE WEST LINE OF CYPRESS STREET;

THENCE SOUTH, ALONG THE WEST LINE OF SAID CYPRESS STREET AND SAID QUINN TRACT, A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ROSS #2012 SET FOR THE SOUTHEAST CORNER OF SAID QUINN TRACT AND SAID LOT 4, SAID IRON ROD BEING IN THE NORTH LINE OF A 20' ALLEY RIGHT-OF-WAY;

THENCE WEST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ROSS #2012 SET FOR THE SOUTHWEST CORNER OF SAID QUINN TRACT AND SAID LOT 4 AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO BOBBY G. MCMURRAY RECORDED IN VOLUME 231, PAGE 42 OF SAID RECORDS,

THENCE NORTH, DEPARTING SAID ALLEY AND ALONG THE COMMON LINE OF SAID QUINN AND MCMURRAY TRACTS (BEING THE COMMON LINE OF LOTS 2 & 3, BLOCK 19), A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED ROSS #2012 SET FOR THE NORTHWEST CORNER OF SAID QUINN TRACT AND LOT 3, ALSO BEING THE NORTHEAST CORNER OF SAID MCMURRAY TRACT AND LOT 2, SAID IRON ROD LOCATED IN THE SOUTH LINE OF THE AFOREMENTIONED WEST 14TH STREET;

THENCE EAST, ALONG THE NORTH LINE OF SAID QUINN TRACT AND THE SOUTH LINE OF SAID 14TH STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.321 ACRES OR 14,000 SQUARE FEET OF LAND, MORE OR LESS.

POSTED

FEB 27 2017

TERA A. SMITH  
MCCULLOCH COUNTY CLERK



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