

1101 SAGEMONT BOULEVARD
BRADY, TX 76823

0000007646094

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: August 07, 2018

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 June 15, 2003 and recorded in Document CLERK'S FILE NO. 022335 real property records of MCCULLOCH County, Texas, with JOHN GREGORY COX AND LINDA L. COX, grantor(s) and ABILENE MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN GREGORY COX AND LINDA L. COX, securing the payment of the indebtedness in the original principal amount of \$54,667.00, 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 REFFERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER,
HOWARD WHITNEY, FREDERICK BRITTON, JACK BURNS, PATRICK ZWIRRS, STACY BENNETT, BOBBY
BREWER, SHELLY HENDERSON, OR SANDY MEHAN
Substitute Trustee

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

My name is Stephen Rawlings, ^{Certificate of Filing} and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6-25-18 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
Deponent's Name: Stephen Rawlings
Date: 6-25-18

POSTED

JUN 25 2018

Debra Smith
County Clerk



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MCCULLOCH



BEING 0.451 ACRES, MORE OR LESS, OUT OF LOTS NOS. 7 AND 8, BLOCK NO. 5, SOUTHGATE TERRACE ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, RECORDED IN VOLUME 174, PAGE 304, DEED RECORDS, MCCULLOCH COUNTY, TEXAS; SAID 0.451 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE INTERSECTION OF THE SOUTH LINE OF SAGEMONT BOULEVARD AND THE WEST LINE OF ROCKHILL DRIVE, THE NORTHEAST CORNER OF SAID LOT NO. 8, THE NORTHEAST CORNER OF SAID BLOCK NO. 5 AND THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 17 DEG 35' 25" WEST, PASSING AT A DISTANCE OF 90.68 FEET A IRON ROD FOUND, IN ALL A TOTAL DISTANCE OF 217.39 FEET ALONG THE WEST LINE OF SAID ROCKHILL DRIVE AND THE EAST LINE OF SAID LOT NO. 7 AND LOT NO. 8 TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF A 20 FOOT WIDE ALLEY, THE SOUTHEAST CORNER OF LOT NO. 7 AND THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 54 DEG 35' 37" WEST A DISTANCE OF 114.59 FEET ALONG THE NORTH LINE OF SAID ALLEY AND THE SOUTH LINE OF SAID LOT NO. 7 TO A 1/2 INCH IRON ROD SET IN THE EAST LINE DESCRIBED IN A DEED CONSISTING OF 0.188 ACRES CONVEYED TO PATRICIA S. TUBBS RECORDED IN VOLUME 318, PAGE 580 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION AND FROM WHICH THE SOUTHWEST CORNER OF SAID LOT NO. 7 BEARS NORTH 54 DEG 35' 37" WEST A DISTANCE OF 23.26 FEET ALONG THE NORTH LINE OF SAID ALLEY AND THE SOUTH LINE OF SAID LOT NO. 7 AND A 1/2 INCH IRON ROD FOUND WITH CAP FOR THE SOUTHEAST CORNER DESCRIBED IN SAID 0.188 ACRE TRACT BEARS SOUTH 10 DEG 04' 54" WEST A DISTANCE OF 14.83 FEET;

THENCE ALONG THE SAID EAST LINE DESCRIBED IN SAID 0.188 ACRE TRACT THE FOLLOWING THREE COURSES:

1. NORTH 10 DEG 04' 54" EAST A DISTANCE OF 76.82 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP;

2. SOUTH 79 DEG 43' 41" EAST A DISTANCE OF 35.24 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP AND FROM WHICH A IRON ROD FOUND BEARS SOUTH 43 DEG 08' 34" EAST A DISTANCE OF 1.37 FEET;

3. NORTH 10 DEG 07' 59" WEST A DISTANCE OF 88.58 FEET TO AN IRON ROD FOUND IN THE SOUTH LINE OF SAGEMONT BOULEVARD, THE NORTH LINE OF BLOCK NO. 5 AND THE NORTH LINE OF LOT NO. 8 FOR THE NORTHEAST CORNER DESCRIBED IN SAID 0.188 ACRE TRACT AND THE NORTHWEST CORNER OF THIS DESCRIPTION AND FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF BLOCK NO. 5 BEARS NORTH 80 DEG 37' 27" WEST A DISTANCE OF 215.88 FEET ALONG THE SOUTH LINE OF SAID SAGEMONT BOULEVARD AND THE NORTH LINE OF BLOCK NO. 5;

THENCE SOUTH 80 DEG 37' 27" EAST A DISTANCE OF 96.92 FEET ALONG THE SOUTH LINE OF SAID SAGEMONT BOULEVARD AND THE NORTH LINE OF SAID LOT NO. 8 TO THE POINT OF BEGINNING, MORE OR LESS.

NOTE: BEARINGS, DISTANCES AND ACREAGE SHOWN HEREON ARE NAD 83, TEXAS CENTRAL ZONE AND ARE DERIVED FROM GPS TECHNIQUES. IRON RODS SET ARE 1/2 INCH REBAR WITH PLASTIC CAPS MARKED WATSON CNTRL PT.

POSTED

JUN 25 2018

Jana A. Smith
McCulloch County Clerk



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