963 HUNTERWOOD DRIVE
JASPER, TX 75951

00000005932686

## 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: June 07, 2016

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

   Place: THE SOUTH STEPS OF THE JASPER 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 17, 2004 and recorded in Document VOLUME 689, PAGE 755 real property records of JASPER County, Texas, with DEBRA KAYE FERGUSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by DEBRA KAYE FERGUSON, securing the payment of the indebtednesses in the original principal amount of $149,458.00, 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. SUCCESSOR BY MERGER TO WACHOVIA 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

Margie Allen

MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA
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 Margie Allen, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4-25-16 I filed at the office of the JASPER County Clerk and caused to be posted at the JASPER County courthouse this notice of sale.

Margie Allen
Declarants Name: Margie Allen
Date: 4-26-16

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**EXHIBIT "A"**

BEING 0.875 ACRES OF LAND OUT OF ABSTRACT 2, THE JOHN BEVIL LEAGUE, JASPER COUNTY, TEXAS, AND BEING ALL OF A 0.877 ACRE TRACT (LOT 65 OF HUNTERWOOD, (AN UNRECORDED SUBDIVISION) CONVEYED BY RICHARD R. MAYS, ET UX, TO LAURETTE M. POWELL BY A DEED DATED MARCH 1, 2004 AND RECORDED IN VOLUME 680, PAGE 796 OF THE DEED RECORDS OF JASPER COUNTY, TEXAS, IN THE 0.875 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED .0877 ACRE TRACT AT AN IRON STAKE FOUND FOR CORNER;

THENCE SOUTH 05 DEGREES 14' 32 EAST, 122.81 FEET TO THE SOUTHEAST CORNER OF THE SAID 0.877 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;

THENCE NOTH 82 DGREES 36' 00" WEST, 332.19 FEET TO THE SOUTHWEST CORNER OF THE SAID .0877 ACRE TRACT IN THE EAST EDGE OF HUNTERWOOD DRIVE, AN IRON STAKE FOUND FOR CORNER;

THENCE NORTH 07 DEGREES 37' 46" EAST, WITH THE EDGE OF HUNTERWOOD DRIVE, 119.56 FEET TO THE NORTHWEST CORNER OF THE SAID .0877 ACRE TRACT, AN IRON STAKE FOUND FOR CORNER;

THENCE SOUTH 82 DGREES 39' 07" EAST, 304.83 FEET TO THE PLACE OF BEGINNING CONTAINING 0.875 ACRES OF LAND.

DEBBIE NEWMAN, COUNTY CLERK
JASPER COUNTY, TEXAS

FILED APR 25 2016

By _____ DEPUTY

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