

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: February 06, 2018

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 February 27, 2014 and recorded in Document VOLUME 388, PAGE 297 real property records of JONES County, Texas, with DAVID FRANKLIN HOWZE AND JOYCE HOWZE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID FRANKLIN HOWZE AND JOYCE HOWZE, securing the payment of the indebtednesses in the original principal amount of \$72,526.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSIIA MONROE
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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE
DATE 1/12/18 TIME 9:25am
All Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Ruby Adams





BEING 3 ACRE TRACT OUT OF THE NORTHWEST CORNER OF A 20.00 ACRE TRACT DESCRIBED IN VOLUME 581, PAGE 420, DEED RECORDS OF JONES COUNTY, TEXAS: THIS TRACT BEING OUT OF SURVEY NO. 15, BLOCK 15, T & P R.R. CO. SURVEYS, JONES COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT. IN THE MIDDLE OF COUNTY ROAD 484, ON THE NORTH LINE OF SAID SURVEY #15 AND SAID POINT BEARS 1319.44' N 77° E OF THE NW CORNER OF SAID SURVEY #15, FOR THE NORTHWEST CORNER OF THIS TRACT, AND FROM SAID CORNER A CONCRETE MONUMENT ON THE SOUTH SIDE OF SAID ROAD BEARS S 13° E 23.89';

THENCE N 77° E ALONG SAID COUNTY ROAD WITH THE NORTH LINE OF SAID SURVEY #15, A DISTANCE OF 230.26' TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT, FROM SAID CORNER A FOUND 1" IRON PIPE, ON THE SOUTH SIDE OF SAID ROAD, BEARS S 13° E 23.89';

THENCE S 13° E, PARALLEL WITH THE WEST LINE OF THIS TRACT, A DISTANCE OF 568.2' TO A FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 77° W, PARALLEL WITH THE NORTH LINE OF THIS SURVEY, A DISTANCE OF 230.26' TO A POINT ON THE WEST LINE OF SAID 20 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM SAID CORNER AN IRON PIPE UNDER A FENCE BEARS N 77° E 1.9';

THENCE N 13° W WITH THE WEST LINE OF SAID 20 ACRE TRACT GENERAL ALONG A FENCE LINE, A DISTANCE OF 568.2' TO THE PLACE OF BEGINNING AND CONTAINING 3.0 ACRES OF LAND, MORE OR LESS, OF WHICH 0.1 ACRE IS IN THE ROAD LEAVING 2.9 NET ACRES NOT ENCROACHED UPON.

