

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: September 04, 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 July 25, 2013 and recorded in Document VOL 377, PAGE 299 real property records of JONES County, Texas, with WILLIAM PAUL TAUNTON JR AND SHAWN L TAUNTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM PAUL TAUNTON JR AND SHAWN L TAUNTON, securing the payment of the indebtednesses in the original principal amount of \$127,645.00, 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, MARSHA MONROE, LAURA BROWDER, JONATHAN SCHENDEL, RAMIRO CUEVAS,
FREDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ
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 9/3/18 TIME 10:30AM
JONES COUNTY CLERK, JONES CO. TX
BY: *Jana McFee*



NOS0000007357825

EXHIBIT "A"

BEING 9.873 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHWEST QUARTER OF SECTION 27, BLOCK 15, T & P RR COMPANY LAND, JONES COUNTY, TEXAS AND IS IN PART OF A 62.501 ACRE TRACT DESCRIBED IN VOLUME 593, PAGE 762 OF THE DEED RECORDS, JONES COUNTY, TEXAS AND PART OF A 10 ACRE TRACT DESCRIBED IN VOLUME 635, PAGE 179 OF THE DEED RECORDS, JONES COUNTY, TEXAS LESS THE FM 3326 RIGHT OF WAY (ROW) DESCRIBED IN VOLUME 611, PAGE 446 OF THE DEED RECORDS, JONES COUNTY, TEXAS. THIS TRACT IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED REBAR BEING THE SOUTHWEST CORNER OF THIS TRACT ON THE EAST ROW LINE OF FM 3326. THIS POINT IS THE NORTHWEST CORNER OF A 4 ACRE TRACT DESCRIBED IN VOLUME 628, PAGE 530 OF THE DEED RECORDS, JONES COUNTY, TEXAS. A RECOVERED 1" STEEL ROD BEARS N 77 DEGREES E AT 1.8 FEET;

THENCE N 13 DEGREES 09' 17" W WITH THE EAST ROW LINE OF FM 3326 A DISTANCE OF 173.0 FEET TO A SET 1/2" CAPPED REBAR BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF A 9.800 ACRE TRACT DESCRIBED IN VOLUME 635, PAGE 176 OF THE DEED RECORDS, JONES COUNTY, TEXAS;

THENCE N 77 DEGREES 20' 34" E WITH THE SOUTH LINE OF SAID 9.800 ACRE TRACT AT A DISTANCE OF 2467.2 FEET PASSING THROUGH A RECOVERED 1/2" REBAR CONTINUING 0.4 MORE FEET FOR A TOTAL DISTANCE OF 2467.6 FEET TO A 12" DIAMETER OAK TREE BEING THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE 9.800 ACRE TRACT. THIS POINT IS ON THE WEST LINE OF A 160 ACRE TRACT BEING THE SOUTHEAST QUARTER OF SECTION 27;

THENCE S 13 DEGREES 05' 54" E WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27 A DISTANCE OF 175.6 FEET TO A RECOVERED 1/2" REBAR NORTHWEST OF A STEEL CORNER POST BEING THE SOUTHEAST CORNER OF THIS TRACT AND AT THE NORTHEAST CORNER OF A 16 ACRE TRACT DESCRIBED IN VOLUME 34, PAGE 566 OF THE OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS;

THENCE S 77 DEGREES 24' 11" W WITH THE NORTH LINE OF THE 16 ACRE TRACT PASSING A RECOVERED CAPPED REBAR AT 754.8 FEET, PASSING A RECOVERED CAPPED REBAR AT 1635.0 FEET BEING THE NORTHEAST CORNER OF THE 4 ACRE TRACT CONTINUING A TOTAL DISTANCE OF 2467.4 FEET TO THE POINT OF BEGINNING.



NOS00000007357825