

18-0034FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2259 FM 417 East, Shelbyville, TX 75973

18-027606

2018 NOV 8 PM 2 20

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: 12/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Shelby County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/27/2012 and recorded in the real property records of Shelby County, TX and is recorded under Clerk's File/Instrument Number, 2012006882 with Rodney Paul Brittain (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for NTFN, Inc. dba Premier Nationwide Lending mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rodney Paul Brittain, securing the payment of the indebtedness in the original amount of \$59,183.00, 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. BEING 1.003 ACRE OF LAND, MORE OR LESS, A PART OF THE THOMAS ENGLISH SURVEY, A-187, SHELBY COUNTY, TEXAS, AND BEING THE LAND DESCRIBED IN THE PART OF 25.62 ACRES DESCRIBED IN THE WARRANTY DEED FROM ELLA RAE GREEN TO JAMES THOMAS GREEN DATED NOVEMBER 23, 1965, RECORDED IN VOL. 435, PAGE 208, DEED RECORDS, SHELBY COUNTY, TEXAS, AND THE 1.3224 ACRE TRACT WHICH WAS RESERVED BY GRANTOR IN WARRANTY DEED FROM JAMES THOMAS GREEN AND WIFE, MARCELINE P. GREEN, TO JACK BRADBERRY AND WIFE, BILLYE BRADBERRY, DATED JULY 7, 1989, RECORDED IN VOL. 710, PAGE 698, DEED RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH STEEL REBAR FOUND IN THE WEST LINE OF THE SHARON BARBEE 29.28 ACRES TRACT (DEED REFERENCE: SHELBY COUNTY CLERK'S FILE NO. 2007003363, OF THE OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS) FOR THE NORTHERNMOST CORNER OF THE SAID 1.3224 ACRES TRACT AND THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE S. 16 DEGREES 56 MINUTES 40 SECONDS E. (BEARING BASIS PER SAID VOL. 710, PAGE 698), WITH AND ALONG THE SAID WEST LINE OF THE 29.28 ACRES TRACT, AT 307.58 FEET PASSING A 1/2 INCH STEEL REBAR FOUND IN THE APPARENT NORTHWEST RIGHT-OF-WAY (ROW) LINE OF FARM TO MARKET ROAD 417 (FM 417), AND CONTINUING FOR A TOTAL DISTANCE OF 364.82 FEET, TO A



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POINT IN THE CENTERLINE OF FM 417 FOR THE EASTERNMOST CORNER OF THE SAID 1.3224 ACRES TRACT AND THE EASTERNMOST CORNER OF THIS TRACT;

THENCE S. 27 DEGREES 33 MINUTES 23 SECONDS W. WITH AND ALONG SAID CENTERLINE, 101.72 FEET, TO A POINT IN SAME FOR THE SOUTHERNMOST CORNER OF THE SAID 1.3224 ACRES TRACT AND THE SOUTHERNMOST CORNER OF THIS TRACT;

THENCE N. 39 DEGREES 49 MINUTES 43 SECONDS W. WITH AND ALONG THE SOUTHWEST LINE OF THE SAID 1.3224 ACRES TRACT, 43.18 FEET, TO A 1/2 INCH STEEL REBAR FOUND IN THE SAID ROW LINE FOR THE SOUTHERNMOST CORNER OF THE JACK BRADBERRY, ET UX, 0.32 ACRE TRACT, FROM WHICH A 1/2 INCH STEEL REBAR FOUND FOR THE WESTERNMOST CORNER OF THE 1.3224 ACRES TRACT AND WESTERNMOST CORNER OF THE 0.32 ACRE TRACT BEARS N. 39 DEGREES 49 MINUTES 43 SECONDS W. 335.44 FEET;

THENCE N. 27 DEGREES 26 MINUTES 14 SECONDS E ACROSS THE SAID 1.3224 ACRES TRACT, WITH THE SAID NORTHWEST ROW LINE AND SOUTHEAST LINE OF THE SAID 0.32 ACRE TRACT, 40.69 FEET, TO A 3/8 INCH STEEL REBAR SET FOR THE EASTERNMOST CORNER OF THE 0.32 ACRE TRACT AND BEING THE INTERIOR ELL CORNER OF THIS TRACT;

THENCE N. 37 DEGREES 56 MINUTES 39 SECONDS W. ACROSS THE SAID 1.3224 ACRES TRACT AND WITH THE NORTHEAST LINE OF THE SAID 0.32 ACRE TRACT, 319.20 FEET, TO A 3/8 INCH STEEL REBAR SET IN THE NORTHWEST LINE OF THE 1.3224 ACRES TRACT FOR THE NORTHERN MOST CORNER OF THE 0.32 ACRE TRACT AND BEING THE WESTERN MOST CORNER OF THIS TRACT, FROM WHICH A (FOUND) 1/2 INCH STEEL REBAR BEARS N. 87 DEGREES. 52 MIN. 46 SEC. E. 1.00 FEET, AND SAID 3/8 INCH STEEL REBAR BEING N. 50 DEGREES 59 MINUTES 50 SECONDS E. 48.03 FEET, FROM THE 1/2 INCH STEEL REBAR FOUND FOR THE WESTERN MOST CORNER OF THE 1.3224 ACRES TRACT AND WESTERNMOST CORNER OF THE 0.32 ACRE TRACT;

THENCE N. 50 DEGREES 59 MINUTES 50 SECONDS E. WITH AND ALONG THE NORTHWEST LINE OF THE SAID 1.3224 ACRES TRACT, 187.76 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.003 ACRES OF LAND, MORE OR LESS, OF WHICH 0.104 ACRE LIES WITH THE SAID APPARENT ROW OF FM 417, LEAVING A NET AREA OF 0.899 ACRE OF LAND.

SURVEYED BY GARY E. BLACKALLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4445 ON DECEMBER 14, 2012.

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Sheryl LaMont 11-8-18
SUBSTITUTE TRUSTEE
Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Sheryl LaMont, Robert LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Sharon St. Pierre, Harriett Fletcher, Kathleen Adkins, Evan Press, Shawn Schiller, Darlene Boettcher whose address is 1 Mauchly, Irvine, CA 92618

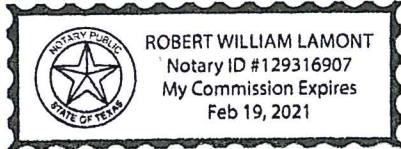
STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 08 day of November, 2018

Robert William Lamont

NOTARY PUBLIC in and for



GREGG COUNTY

My commission expires: Feb. 19, 2021

Print Name of Notary:
Robert William Lamont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Shelby County Clerk and caused to be posted at the Shelby County courthouse this notice of sale.

Declarants Name: _____
Date: _____