

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.

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2018 AUG 13 P 1:16

DEBBIE SHIRLEY
COUNTY CLERK
HOPKINS COUNTY, TEXAS

1. **Date, Time, and Place of Sale.**

Date: October 02, 2018

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

Place: THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE HOPKINS 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 September 28, 2007 and recorded in Document VOLUME 638 PAGE 309 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK' S FILE NO. 2015319 real property records of HOPKINS County, Texas, with STEVE SPOHR AND VIRGINIA FISHER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE SPOHR AND VIRGINIA FISHER, securing the payment of the indebtednesses in the original principal amount of \$65,917.00, 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


HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, DANA KAMIN, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH HOWLE, JON MURPHY HOWLE, SUE SPASIC, ZORAN W. SPASIC, KRISTOPHER HOLUB, OR SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO
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 HOPKINS County Clerk and caused to be posted at the HOPKINS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING A 0.387 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M.A. BOWLIN SURVEY, ABSTRACT NO. 39, HOPKINS COUNTY, TEXAS, AND BEING ALL OF LOT 13B OF BLOCK 27-2, OF THE CITY OF SULPHUR SPRINGS AND BEING ALL OF THE FIRST TRACT AND SECOND TRACT AS DESCRIBED IN A DEED FROM SONDRRA KAY FLOWERS TO RICHARD T. FLOWERS AS RECORDED IN VOLUME 347, PAGE 741, HOPKINS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE NORTHEAST CORNER OF SAID SECOND TRACT FOR A CORNER SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.2065 ACRE TRACT DESCRIBED IN A DEED TO THOMAS AS RECORDED IN VOLUME 598, PAGE 706, HOPKINS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING ON THE WEST LINE OF A CALLED 0.995 ACRE TRACT DESCRIBED IN A DEED TO MELTON AS RECORDED IN VOLUME 224, PAGE 879, HOPKINS COUNTY REAL PROPERTY RECORDS;

THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E ALONG THE EAST LINE OF SAID SECOND AND FIRST TRACTS AND ALONG THE WEST LINE OF SAID 0.995 ACRE TRACT A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF BELLVIEW STREET AT THE SOUTHEAST CORNER OF SAID FIRST TRACT AND THE SOUTHWEST CORNER OF SAID 0.995 ACRE TRACT FOR A CORNER;

THENCE N 87 DEGREES 45 MINUTES 48 SECONDS W ALONG THE NORTH LINE OF BELLVIEW STREET A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE NORTH LINE OF BELLVIEW STREET AND THE EAST LINE OF LEAGUE STREET AT THE SOUTHWEST CORNER OF SAID FIRST TRACT FOR A CORNER;

THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E ALONG THE EAST LINE OF LEAGUE STREET AND THE WEST LINE OF SAID FIRST AND SECOND TRACTS A DISTANCE OF 110.00 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID SECOND TRACT AND THE SOUTHWEST CORNER OF SAID 0.2065 ACRE TRACT FOR A CORNER;

THENCE S 87 DEGREES 45 MINUTES 48 SECONDS E ALONG THE NORTH LINE OF SAID SECOND TRACT AND THE SOUTH LINE OF SAID 0.2065 ACRE TRACT A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.378 ACRES OF LAND, MORE OR LESS, AND BEING KNOWN AS 328 LEAGUE STREET, SULPHUR SPRINGS, TEXAS.

