

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

2018 MAR 27 A 9:41

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.

BY \_\_\_\_\_ DEPUTY

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

Date: May 01, 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 March 08, 2004 and recorded in Document VOLUME 0476, PAGE 0036 real property records of HOPKINS County, Texas, with KATHLEEN SACKS AND GENE SACKS, grantor(s) and BLOOMDALE MORTGAGE COMPANY LLP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KATHLEEN SACKS AND GENE SACKS, securing the payment of the indebtednesses in the original principal amount of \$40,800.00, 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, KRISTOPHER HOLUB, RONNIE HUBBARD, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, OR 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: \_\_\_\_\_



NOS0000007436884

**EXHIBIT "A"**

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE TOWN OF CUMBY, HOPKINS COUNTY, TEXAS, BEING A PART OF THE M.W. MATTHEWS SURVEY, ABST. NO. 667, BEING ALL OF A TRACT OF LAND DESCRIBED BY DEED FROM WILLIAM BERT RECORD AND WIFE, DELMA MADGE RECORD TO MEADOW WOOD HOMES, INC, AS RECORDED IN VOL. 377, PAGE 74 OF THE REAL PROPERTY RECORDS OF HOPKINS COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND FOR CORNER IN THE WEST LINE OF DEPOT STREET (30' R.O.W.), SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF SUBJECT TRACT AND THE NORTHEAST CORNER OF A 0.459 ACRE TRACT OF LAND CURRENTLY OWNED BY J.D. CHANEY;

THENCE N 90 DEG. 00' 00" W ALONG THE SOUTH LINE OF SUBJECT TRACT AND THE NORTH LINE OF SAID 0.459 ACRE TRACT, A DISTANCE OF 199.44 FEET TO A 4 INCH IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE SOUTHWEST CORNER OF SUBJECT TRACT AND THE NORTHWEST CORNER OF SAID 0.459 ACRE TRACT;

THENCE N 00 DEG. 22' 42" E ALONG THE WEST LINE OF SUBJECT TRACT, A DISTANCE OF 117.98 FEET TO A 1/2 INCH IRON PIPE FOUND AT A FENCE POST FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF A 0.416 ACRE TRACT OF LAND CURRENTLY OWNED BY JEANNIE KINSEY AND THE SOUTHEAST CORNER OF A 0.607 ACRE TRACT OF LAND CONVEYED TO JOHNNY L. POTEET AS RECORDED IN VOL. 224, PAGE 688 OF THE REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE N 01 DEG. 31' 11" E ALONG THE WEST LINE OF SUBJECT TRACT AND THE EAST LINE OF SAID 0.607 ACRE TRACT, A DISTANCE OF 49.75 FEET TO A 1/2 INCH IRON ROD FOUND CAPPED "BEASLEY", SAID CORNER BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND, CAPPED "BEASLEY", IN A FENCE, BEARING N 01 DEG. 31'11" E AT 151.14 FEET;

THENCE S 88 DEG. 23' 42" E ALONG THE NORTH LINE OF SUBJECT TRACT, PASSING A 1/2 INCH IRON ROD FOUND CAPPED "BEASLEY" AT 194.51 FEET, A TOTAL DISTANCE OF 198.49 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID DEPOT STREET;

THENCE S 00 DEG. 22' 42" W ALONG THE EAST LINE OF SUBJECT TRACT AND THE WEST LINE OF SAID DEPOT STREET, A DISTANCE OF 162.16 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.755 ACRES OF LAND AND BEING KNOWN AS NO. 411 DEPOT STREET.

