

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 March 05, 2019

Time The sale will begin at 10 00AM or not later than three hours after that time

Place THE SOUTH BROADWAY PORCH OF THE BROWN 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 30, 2017 and recorded in Document CLERK'S FILE NO 1701836 real property records of BROWN County, Texas, with LUCAS B MUSSELMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by LUCAS B MUSSELMAN, securing the payment of the indebtedness in the original principal amount of \$311,600 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

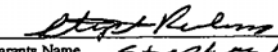
c/o WELLS FARGO BANK, N A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

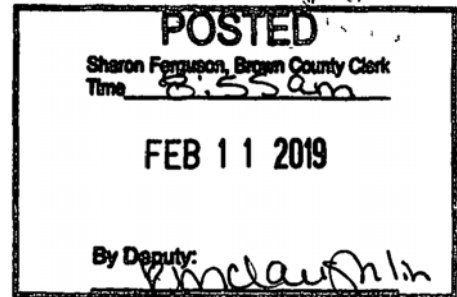
  
LINDA J REPPER, HOWARD WHITNEY, RAFAEL CUEVAS, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, DYLAN RUIZ, MAXWELL ATHERTON JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on 2-11-2019 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale

  
Declarant's Name: Stephen Rawlings  
Date: 2-11-2019



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**EXHIBIT "A"**

BEING 0.288 ACRES OF LAND OUT OF THE MARY MONTEITH SURVEY, ABSTRACT NO 689 IN BROWN COUNTY, TEXAS AND BEING ALL OF LOT NO 10 OF THAT CERTAIN UN-PLATTED WILDWOOD MESA SUBDIVISION AND ALSO BEING ALL OF THAT CERTAIN 0.265 ACRE TRACT DESCRIBED IN VOLUME 1679, PAGE 299 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID 0.288 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON PROFESSIONAL GROUP IN AUGUST, 2009

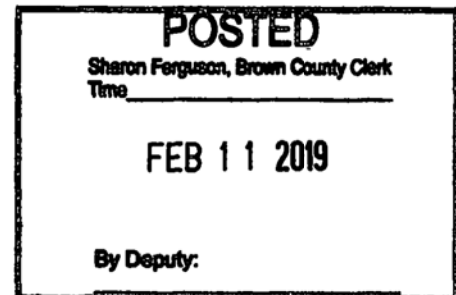
BEGINNING AT A COTTON SPINDLE SET IN THE EAST RIGHT-OF-WAY OF WILDWOOD TRAIL FOR THE NORTHWEST CORNER OF LOT NO 9 OF SAID SUBDIVISION AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT NO 7 SAID SUBDIVISION BEARS SOUTH 15 DEG 52' 53" WEST A DISTANCE OF 188.93 FEET,

THENCE NORTH 02 DEGREES 29' 32" EAST A DISTANCE OF 89.89 FEET ALONG THE EAST RIGHT-OF-WAY OF SAID WILDWOOD TRAIL TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF LOT NO 11 OF SAID SUBDIVISION AND THE NORTHWEST CORNER HEREOF AND FROM WHICH A 1/2 INCH IRON ROD FOUND WITH CAP FOUND FOR THE NORTHWEST CORNER OF LOT NO 16 OF SAID SUBDIVISION BEARS NORTH 10 DEGREES 15' 59" WEST A DISTANCE OF 568.19 FEET,

THENCE SOUTH 71 DEGREES 34' 38" EAST ALONG THE SOUTHWEST LINE OF LOT NO 11 AT A DISTANCE OF 11.12 FEET PASS A COTTON SPINDLE SET AND AT A DISTANCE OF 124.35 FEET PASS A 1/2 INCH IRON ROD SET CONTINUING FOR A TOTAL DISTANCE OF 134.80 FEET TO A CALCULATED POINT IN THE RECORD 1425 FOOT SPILLWAY ELEVATION OF LAKE BROWNWOOD FOR THE SOUTHEAST CORNER OF LOT NO 11 AND THE NORTHEAST CORNER HEREOF,

THENCE SOUTH 04 DEGREES 36' 27" EAST A DISTANCE OF 99.40 FEET ALONG SAID LAKE BROWNWOOD TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF LOT NO 9 AND THE SOUTHEAST CORNER HEREOF,

THENCE NORTH 69 DEGREES 38' 24" WEST ALONG THE NORTHEAST LINE OF LOT NO 9 AT A DISTANCE OF 3.80 FEET PASS A 1/2 INCH IRON ROD SET CONTINUING FOR A TOTAL DISTANCE OF 149.10 FEET TO THE POINT OF BEGINNING CONTAINING 0.288 ACRES MORE OR LESS



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