

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: January 02, 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 January 19, 2004 and recorded in Document VOLUME 1509, PAGE 894 real property records of BROWN County, Texas, with GLENN E BURLESON AND DONNA L BURLESON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GLENN E BURLESON AND DONNA L BURLESON, securing the payment of the indebtednesses in the original principal amount of \$54,612.00, 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

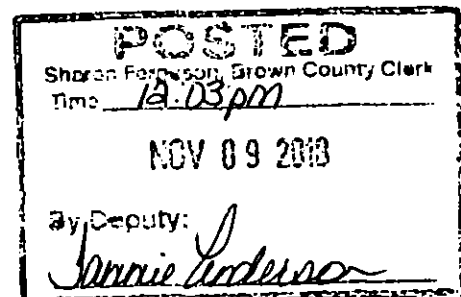
Stephen Rawlings
LINDA J. REPPERT, HOWARD WHITNEY, RAMIRO CUEVAS, FREDERICK BRITTON, KRISTOPHER HOLUB, JACK BURNS II, PAMELA THOMAS, CHARLOTTE BRYAN, DYLAN RUIZ JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS

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 11-9-2018 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Stephen Rawlings
Declarant's Name: Stephen Rawlings
Date: 11-9-2018



NOS0000007725195

EXHIBIT "A"

FIELD NOTED 0.623 ACRES LOTS 1, 2, 3, AND SO. 31 FT LOT 4, BLOCK 11 WOODLAND ADDITION, SECOND FILING CITY OF BROWNWOOD, BROWN COUNTY, TEXAS PLAT RECORDED AT BOOK 1 PAGE 169 PLAT RECORDS OF BROWN COUNTY, TEXAS DEED RECORDED AT VOLUME 814 PAGE 192 DEED RECORDS OF BROWN COUNTY, TEXAS ALSO KNOWN AS 1220 PHILLIPS AVE, BROWNWOOD, TEXAS

FIELD NOTE DESCRIPTION OF A 0.623 ACRE TRACT OF LAND SITUATED IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 2, 3, AND THE SOUTH 31 FEET OF LOT 4, BLOCK 11 OF WOODLAND ADDITION, SECOND FILING, TO THE CITY OF BROWNWOOD, SAID PLAT BEING RECORDED AT BOOK 1 PAGE 169 OF THE BROWN COUNTY PLAT RECORDS AND BEING THAT SAME IDENTICAL TRACT DESCRIBED AS THREE TRACTS AND CONVEYED FROM W.D. GILDER AND WIFE OMA GILDER TO PAUL A. ALLEN AND WIFE NAOMA ALLEN BY DEED DATED JULY 1, 1982 AND RECORDED AT VOLUME 814 PAGE 192 OF THE BROWN COUNTY DEED RECORDS; SAID 0.623 ACRES BEING MORE PARTICULARLY DESCRIBED AS ONE TRACT BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD SET IN THE SOUTHEAST LINE OF PHILLIPS AVENUE AND THE NORTHEAST LINE OF SECOND STREET FOR THE WEST CORNER OF BLOCK 11 OF WOODLAND ADDITION TO THE CITY OF BROWNWOOD, THE PLAT OF WHICH IS RECORDED AT BOOK 1 PAGE 169 OF THE BROWN COUNTY PLAT RECORDS AND BEING THE WEST CORNER OF LOT 1, OF SAID BLOCK 11 AND ADDITION, AS CONVEYED FROM W.D. GILDER AND WIFE OMA GILDER TO PAUL A ALLEN AND WIFE NAOMI ALLEN BY DEED DATED JULY 1, 1982 AND RECORDED AT VOLUME 814 PAGE 192 OF THE BROWN COUNTY DEED RECORDS AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEAST LINE OF PHILLIPS AVENUE, N 43 DEG 00' E, (BEARING BASIS) 181.00 FEET TO A 3/8" IRON ROD SET FOR THE WEST CORNER OF THAT TRACT CONVEYED FROM JUANELL ROGERS CHEAIRS TO MELDON CHEAIRS BY DEED DATED AUGUST 25, 1983 AND RECORDED AT VOLUME 839 PAGE 851 OF THE BROWN COUNTY DEED RECORDS, THE NORTH CORNER OF SAID ALLEN TRACT AND THE NORTH CORNER HEREOF;

THENCE, S 47 DEG 00' E, 150.00 FEET TO A 3/8" IRON ROD SET IN THE NORTHWEST LINE OF A 12-FOOT ALLEY FOUR THE SOUTH CORNER OF SAID CHEAIRS TRACT, THE EAST CORNER OF SAID ALLEN TRACT AND THE EAST CORNER HEREOF;

THENCE, FOLLOWING THE NORTHWEST LINE OF SAID ALLEY AND THE SOUTHEAST LINE OF SAID ALLEN TRACT, S 43 DEG 00' W, 181.00 FEET TO A 3/8" IRON ROD SET IN THE NORTHEAST LINE OF SECOND STREET FOR THE SOUTH CORNER OF SAID LOT 1 AND THE SOUTH CORNER HEREOF;

THENCE, FOLLOWING THE NORTHEAST LINE OF SECOND STREET, N 47 DEG 00' W, 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING THEREIN 0.623 ACRES OF LAND MORE OR LESS AS SURVEYED NOVEMBER 30, 1996.

POSTED
Sharon Ferguson, Brown County Clerk
Time _____
NOV 09 2013
By Deputy: _____

