

387 AVENUE D  
POINT, TX 75472

0000007917388

**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.**

LINDA WALLACE  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
SIGNED: [Signature]  
DATE: [Signature]

2018 DEC 28 PM 2:39

FILED FOR RECORD

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

**Date:** February 05, 2019

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

**Place:** THE WEST SIDE OF THE RAINS 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 19, 2005 and recorded in Document VOLUME 462, PAGE 0184 real property records of RAINS County, Texas, with JERRY K FOSTER AND REBECCA A FOSTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JERRY K FOSTER AND REBECCA A FOSTER, securing the payment of the indebtednesses in the original principal amount of \$58,788.00, 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, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO 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 RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING A 0.932 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.A. BRIAN SURVEY, ABSTRACT NO. 19, RAINS COUNTY, TEXAS AND BEING ALL OF TRACT ONE AND TRACT TWO AS DESCRIBED IN DEED TO HELEN P. STEVENS AND HUSBAND, JERRY D. STEVENS AS RECORDED IN VOLUME 271, PAGE 457, RAINS COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT ONE AT THE SOUTHEAST CORNER OF A TRACT OF A CALLED 8.501 ACRE TRACT OF LAND DESCRIBED IN DEED TO E.H. GLASSCOCK AS RECORDED IN VOLUME 336, PAGE 269, R.C.R.R. ON THE NORTH LINE OF AVENUE D;

THENCE NORTH 03 DEGREES 54 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT ONE AND ALONG SAID EAST LINE OF GLASSCOCK TRACT, A DISTANCE OF 146.48 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID TRACT ONE AT THE SOUTHWEST CORNER OF AFORESAID TRACT TWO FOR CORNER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT TWO AND CONTINUING ALONG SAID EAST LINE OF GLASSCOCK TRACT, A DISTANCE OF 182.98 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID TRACT TWO FOR CORNER;

THENCE NORTH 87 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT TWO, A DISTANCE OF 117.84 FEET TO A 3/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT TWO ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOE BEN CASON AS RECORDED IN VOLUME 222, PAGE 822, R.C.R.R. FOR CORNER;

THENCE SOUTH 00 DEGREES 44 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT TWO AND ALONG SAID WEST LINE OF CASON TRACT, A DISTANCE OF 190.95 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID TRACT TWO AND AT THE NORTHEAST CORNER OF SAID TRACT ONE FOR CORNER;

THENCE SOUTH 08 DEGREES 27 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT ONE, A DISTANCE OF 201.88 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID TRACT ONE ON THE AFORESAID NORTH LINE OF AVENUE D FOR CORNER;

THENCE NORTH 59 DEGREES 15 MINUTES 02 SECONDS WEST, ALONG SAID HIGHWAY, A DISTANCE OF 111.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.932 ACRES OF LAND, MORE OR LESS.