

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: April 02, 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 March 18, 2013 and recorded in Document VOLUME 558, PAGE 0193, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2017-2337 real property records of RAINS County, Texas, with CHRISTOPHER WAYNE ADAMS AND AIMEE ADAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHRISTOPHER WAYNE ADAMS AND AIMEE ADAMS, securing the payment of the indebtednesses in the original principal amount of \$135,500.00, 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 BOETTCHE, 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: _____

FILED FOR
2019 FEB -5
LINDA W
RAINS COUNTY CLERK
BY [Signature]

EXHIBIT "A"

BEING A 0.885 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE FRANCISCO DE ROJAS SURVEY, ABSTRACT NO. 188, RAINS COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.883 ACRE TRACT DESCRIBED IN A CONTRACT FOR DEED FROM K. W. SHIPP ET UX, JOYCE SHIPP AND EDDIE ELLIOTT ET UX, KATRINA ELLIOTT AS RECORDED IN VOLUME 406, PAGE 496, RAINS COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.833 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1.030 ACRE TRACT DESCRIBED IN A DEED TO ADAMS AS RECORDED IN VOLUME 421, PAGE 568, R.C.R.R., AND ON THE WESTERLY MOST SOUTH LINE OF A CALLED 32.2113 ACRE TRACT DESCRIBED IN A DEED TO MAXWELL AS RECORDED IN VOLUME 327, PAGE 310, R.C.R.R., FOR A CORNER;

THENCE S 00° 00' 00" E (DIRECTIONAL CONTROL LINE) ALONG THE EAST LINE OF SAID 0.883 ACRE TRACT AND THE WEST LINE OF SAID 1.030 ACRE TRACT A DISTANCE OF 275.85 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 0.883 ACRE TRACT AND ON THE NORTH LINE OF COUNTY ROAD NO. 1278, FOR A CORNER;

THENCE S 71° 42' 05" W ALONG THE SOUTH LINE OF SAID 0.883 ACRE TRACT AND THE NORTH LINE OF SAID COUNTY ROAD NO. 1278 A DISTANCE OF 86.11 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 0.883 ACRE TRACT AND THE EASTERLY MOST SOUTHEAST CORNER OF A CALLED 6.000 ACRE TRACT DESCRIBED IN A DEED TO WEDDLE AS RECORDED IN VOLUME 432, PAGE 294, R.C.R.R., FOR A CORNER;

THENCE N 21° 09' 58" W ALONG THE WEST LINE OF SAID 0.883 ACRE TRACT AND THE EAST LINE OF SAID 6.000 ACRE TRACT A DISTANCE OF 303.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.883 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 6.000 ACRE TRACT AND ON THE SOUTH LINE OF A CALLED 8.565 ACRE TRACT DESCRIBED AS TRACT II IN A DEED TO NUTT AS RECORDED IN VOLUME 219, PAGE 946, R.C.D.R., FOR A CORNER;

THENCE S 88° 55' 06" E ALONG THE NORTH LINE OF SAID 0.883 ACRE TRACT AND THE SOUTH LINE OF SAID 8.565 ACRE TRACT A DISTANCE OF 75.73 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE CORNER OF SAID 0.883 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 8.565 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 32.2113 ACRE TRACT, FOR A CORNER;

THENCE N 79° 31' 50" E ALONG THE NORTH LINE OF SAID 0.883 ACRE TRACT AND THE WESTERLY MOST SOUTH LINE OF SAID 32.2113 ACRE TRACT A DISTANCE OF 117.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.885 ACRES OF LAND.

BEING THE SAME LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 7, 2006 FROM KATHLEEN J. GLASS TO ROBERT MCCAULEY AND TRACI MCCAULEY, HUSBAND AND WIFE, RECORDED IN VOLUME 473, PAGE 487, OFFICIAL PUBLIC RECORDS, RAINS COUNTY, TEXAS.