

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 04, 2017

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

Place: THE FRONT STEPS ON THE EAST SIDE OF THE IRION 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 July 24, 2012 and recorded in Document CLERK'S FILE NO. 20120028904 real property records of IRION County, Texas, with LEONARD C CRUTH AND LARAE CRUTH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEONARD C CRUTH AND LARAE CRUTH, securing the payment of the indebtednesses in the original principal amount of \$209,549.00, 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


JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, JOSHUA SANDERS, ELMER HERNANDEZ, MELODY CRUZ-SMITH, OR FREDERICK BRITTON
Substitute Trustee

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

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 1-30-2017 I filed at the office of the IRION County Clerk and caused to be posted at the IRION County courthouse this notice of sale

Certificate of Posting


Declarant's Name: Stephen Rawlings
Date: 1-30-2017

FILED
THE 30 DAY OF Jan, 2017
AT O'CLOCK 9:54 A.M.
Molly Cinner
CO. DIST. CLERK, IRION COUNTY TEXAS
BY Shirley Jackson DEPUTY



EXHIBIT "A"

3.36 ACRES OUT OF A "5.5" ACRE TRACT OF LAND IN BLOCK 20, IN THE F. BURNS SURVEY NO. 699, ABSTRACT NO. 31, TOWN OF MERTZON, IRION COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF NE RAILROAD STREET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF SAID "5.5" ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 36, PAGE 212, DEED RECORDS, IRION COUNTY, TEXAS, FROM WHENCE A FENCE CORNER POST BEARS S 61° 38' 01" W 0.96 FEET;

THENCE N 5° 23' 00" E 397.02 FEET ALONG THE WEST LINE OF THIS TRACT THE WEST LINE OF SAID "5.5" ACRE TRACT, AND THE EAST LINE OF SAID NE RAILROAD STREET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT FROM WHENCE A FENCE CORNER POST BEARS S 75° 42' 39" E 3.44 FEET;

THENCE S 89° 59' 43" E 357.53 FEET ALONG THE NORTH LINE OF THIS TRACT AND THE NORTH LINE OF SAID "5.5" ACRE TRACT TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT FROM WHENCE A FOUND RAILROAD CROSS THE FENCE CORNER POST BEARS S 47° 57' 16" E 1.30 FEET AND A FOUND 1/2" IRON PIPE BEARS S 60° 33' 27" E 0.26 FEET;

THENCE S 0° 12' 24" E 396.05 FEET ALONG THE EAST LINE OF THIS TRACT AND ACROSS A PORTION OF SAID "5.5" ACRE TRACT TO A POINT IN THE SOUTH LINE OF SAID "5.5" ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHENCE A FOUND RAILROAD CROSS THE FENCE CORNER POST BEARS S 43° 07' 21" E 0.52 FEET, A FOUND 1/2" IRON PIPE BEARS N 66° 8' 21" W 0.60 FEET, AND A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID "5.5" ACRE TRACT BEARS N 89° 57' 44" E 275.00 FEET;

THENCE S 89° 57' 44" W 382.41 FEET ALONG THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID "5.5" ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 3.36 ACRES OF LAND, MORE OR LESS.

