

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: June 07, 2016

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

Place: THE SOUTH OUTSIDE STEPS OF THE ERATH 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 13, 1998 and recorded in Document VOLUME 951, PAGE 349 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2012-04377 real property records of ERATH County, Texas, with A. ANDREW HOGAN AND BRIGITTE D. HOGAN, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by A. ANDREW HOGAN AND BRIGITTE D. HOGAN, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, 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.
ONE HOME CAMPUS
DES MOINES, IA 50328

R. Humphries

GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, AARTI PATEL OR FREDERICK BRITTON

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 Rebecca Humphries and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/25/16 I filed at the office of the ERATH County Clerk and caused to be posted at the ERATH County courthouse this notice of sale.

Declarant's Name: Rebecca Humphries
Date: 4/25/16

POSTED
_____ A.M. 1:10 P.M.

APR 25 2016

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy



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EXHIBIT "A"

TRACT I:

ALL THAT CERTAIN 6.21 ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF TRACT NO. 16 OF TIMBER HILLS, A SUBDIVISION OF ERATH COUNTY, TEXAS AS SHOWN BY A PLAT THEREOF RECORDED IN VOLUME 494, PAGE 593 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN PLACE IN THE EAST RIGHT OF WAY LINE OF WHITE TAIL PASS, BEING THE SW CORNER OF TRACT NO. 16 AND THE NW CORNER OF TRACT NO. 15 OF TIMBER HILLS FOR THE SW CORNER OF THIS TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST LINE OF WHITE TAIL PASS AND THE WEST LINES OF SAID TRACT 16 AS FOLLOWS, BEING ALONG A CURVE TO THE RIGHT, RADIUS = 298.23', LONG CHORD = N. 29 DEGREES 59' 15" E., 92.56' ALONG A CURVE DISTANCE OF 92.95' TO AN IRON ROD FOUND IN PLACE AT THE END OF SAID CURVE, AND N. 38 DEGREES 55' E., 115.5' TO AN IRON ROD FOUND IN PLACE AT THE NW CORNER OF TRACT 16 AND THE SW CORNER OF TRACT 17, FOR THE NW CORNER OF THIS TRACT;

THENCE ALONG THE NORTHERLY LINES OF SAID TRACT 16 AND THE SOUTHERLY LINES OF TRACT 17 AS FOLLOWS, N. 81 DEGREES 33' E., 340.9' TO AN IRON ROD FOUND IN PLACE AND S. 84 DEGREES 25' E., 411.40' TO AN IRON ROD SET FOR THE NE CORNER OF THIS TRACT;

THENCE S. 07 DEGREES 12' W., 212.01' TO AN IRON ROD SET FOR A CORNER OF THIS TRACT;

THENCE S. 67 DEGREES 36' W. 581.67' TO AN IRON ROD SET IN THE SOUTHWEST LINE OF SAID TRACT 16 AND THE NE LINE OF TRACT 15 FOR THE MOST SOUTHERLY CORNER OF THIS TRACT;

THENCE N. 50 DEGREES 05' W., ALONG THE SOUTHWEST LINE OF TRACT 16, 392.60' TO THE PLACE OF BEGINNING.

TRACT II:

ALL THAT CERTAIN 12.23 ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH PART OF TRACT NO. 16 OF TIMBER HILLS, A SUBDIVISION OF ERATH COUNTY, TEXAS AS SHOWN BY A PLAT THEREOF RECORDED IN VOLUME 494 PAGE 593 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE NORTHWEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 377, BEING THE SE CORNER OF TRACT NO. 16 AND THE NE CORNER OF TRACT NO. 15 OF TIMBER HILLS, FOR THE SE CORNER OF THIS TRACT;

THENCE N. 50 DEGREES 05' W. ALONG THE SOUTHWEST LINE OF TRACT 16 AND THE NE LINE OF TRACT NO. 15, 860.20' TO AN IRON ROD SET FOR THE SW CORNER OF THIS TRACT;

THENCE N. 67 DEGREES 36' E., 581.67' TO AN IRON ROD SET FOR A CORNER OF THIS TRACT;

THENCE N. 07 DEGREES 12' E., 212.01' TO AN IRON ROD SET IN A NORTH LINE OF SAID TRACT 16 AND A SOUTH LINE OF TRACT NO. 17, FOR THE NW CORNER OF THIS TRACT;

THENCE S. 84 DEGREES 25' E. ALONG THE NORTH LINE OF SAID TRACT 16, 418.60' TO AN IRON ROD FOUND IN PLACE, BEING A NORTH CORNER OF SAID TRACT 16 AND THE SE CORNER OF TRACT 17, FOR A CORNER OF THIS TRACT;

THENCE S. 47 DEGREES 05' E. ALONG A FENCE LINE, 144.3' TO THE NE CORNER OF TRACT NO. 16, BEING IN THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 377 FOR THE NE CORNER OF THIS TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SAID HIGHWAY AS FOLLOWS:

S. 15 DEGREES 25' W. 262.1' TO A POINT IN A CURVE, CONTINUING ALONG A CURVE TO THE LEFT, RADIUS = 5809.7', LONG CHORD = S. 31 DEGREES 41' 30" W., 492.1', ALONG A CURVE DISTANCE OF 492.3' TO THE END OF SAID CURVE, AND S. 29 DEGREES 16' W., 194.85' TO THE PLACE OF BEGINNING.

TRACT III:

TRACT NO. 17, CONTAINING 8.26 ACRES OF LAND OF THE TIMBER HILLS SUBDIVISION IN ERATH COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF OF RECORD IN VOLUME 1, PAGE 21 OF THE PLAT BOOK RECORDS OF ERATH COUNTY, TEXAS.



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