

RECEIVED 10:15 A M.  
CATHY JENTHO, COUNTY CLERK

319 County Road 164 , Eastland, TX 76448

SEP 06 2018-015283

EASTLAND COUNTY, TEXAS  
By DK Deputy

**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: 10/02/2018
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Eastland County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/29/2012 and recorded in the real property records of Eastland County, TX and is recorded under Clerk's File/Instrument Number, 2012-001162 with Jack C. Robinson and Emily K. Robinson (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jack C. Robinson and Emily K. Robinson, securing the payment of the indebtedness in the original amount of \$112,700.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** 23.93 ACRES OF LAND OUT OF THE C.R. JOHNSON SURVEY, A-2096, AND ALSO BEING KNOWN AS THE SOUTHWEST 1/4 OF SECTION 14, BLOCK 4, H. & T. C. RR. CO. SURVEYS, AND BEING PART OF THE SAME LAND AS DESCRIBED IN DEED FROM DONNY JOE AND DENNA SUE PIERCE TO RUDY AND NEMA PARKER RECORDED IN VOLUME 750, PAGE 685, DEED RECORDS, EASTLAND COUNTY, TEXAS.

BEGINNING AT A 1 INCH PIPE FOUND AT A FENCE CORNER IN THE SOUTH LINE OF COUNTY ROAD 164 FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685, THE NORTHEAST CORNER OF THE JOHNSON SURVEY CALLED TO BE N 0 DEGREES 36 MINUTES EAST 30.0 FEET;

THENCE SOUTH 0 DEGREES 32 MINUTES 36 SECONDS WEST WITH A FENCE LINE 1349.46 FEET TO A FOUND 1/2 INCH IRON PIN;

THENCE SOUTH 76 DEGREES 48 MINUTES 59 SECONDS EAST 49.48 FEET TO A FOUND 3/8 INCH IRON PIN;



THENCE SOUTH 0 DEGREES 56 MINUTES 36 SECONDS WEST 160.38 FEET TO A 3/4 INCH PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685;

THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST WITH THE SOUTH LINE OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685 A DISTANCE OF 897.14 FEET TO A FENCE CORNER FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN VOLUME 750, PAGE 685;

THENCE NORTH 0 DEGREES 36 MINUTES 00 SECONDS EAST 207.81 FEET TO A 5/8 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE SOUTH 09 DEGREES 22 MINUTES 14 SECONDS EAST 352.52 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE NORTH 0 DEGREES 39 MINUTES 03 SECONDS EAST 369.16 FEET TO A 3/8 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE NORTH 89 DEGREES 22 MINUTES 25 SECONDS WEST 352.84 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 1522, PAGE 219;

THENCE NORTH 0 DEGREES 36 MINUTES 00 SECONDS EAST 331.75 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST 208.71 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

THENCE NORTH 0 DEGREES 36 MINUTES 00 SECONDS EAST 626.09 FEET TO A 1/2 INCH IRON PIN FOUND IN THE SOUTH LINE OF COUNTY ROAD 164 AND BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 2004, PAGE 23;

THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF THE COUNTY ROAD 639.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 23.93 ACRES OF LAND.

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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

**SUBSTITUTE TRUSTEE**

Laura Browder, Terry Browder, Marsha Monroe,  
Linda Reppert, whose address is  
1320 Greenway Drive, Suite 300,  
Irving, TX 75038 OR Terry Browder, Laura  
Browder, Marsha Monroe, Jonathan Schendel,  
Ramiro Cuevas, Frederick Britton, Douglas  
Woodard, Chris Demarest, Kristie Alvarez whose  
address is 1 Mauchly, Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Eastland County Clerk and caused to be posted at the Eastland County courthouse this notice of sale.

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