

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 Red River 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 08/19/2005 and recorded in the real property records of Red River County, TX and is recorded under Clerk's File/Instrument Number 30922, Vol. 573, Page 62, with Dean Sands and Sheri Sands (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. dba Banksource Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dean Sands and Sheri Sands, securing the payment of the indebtedness in the original amount of \$91,547.00, 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. ALL THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PART OF THE JOSIAH PERRY SURVEY ABST. 677, RED RIVER COUNTY, TEXAS, BEING A PART OF THE 11.00 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM VELMA JEAN LOVE TO DEAN SANDS AND WIFE, SHERI SANDS, DATED AUGUST 4, 1995, RECORDED IN VOLUME 439, PAGE 535 OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8 INCH REBAR FOR CORNER IN COUNTY ROAD NO. 2108, AT THE MOST NORTHERLY NORTHWEST CORNER OF THE ABOVE DESCRIBED 11.00 ACRE TRACT OF LAND, SAME BEING AT THE MOST NORTHERLY NORTHEAST CORNER OF A 11.474 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM G.K. RAULSTON LOGGING CORP., TO FORREST E. RORABACK AND DEBRA L. RORABACK, DATED OCTOBER 28, 1998, RECORDED IN VOLUME 473, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF RED RIVER COUNTY, TEXAS.

THENCE SOUTH 00.00 DEG. EAST WITH THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 11.00 ACRE TRACT SAME BEING THE EAST BOUNDARY LINE OF THE 11.474 ACRE TRACT, 729.13 FEET TO A FOUND 5/8 INCH REBAR FOR CORNER;

THENCE SOUTH 90.00 DEG. EAST, 222.62 FEET TO A FOUND 5/8 INCH REBAR FOR CORNER;



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THENCE NORTH 00 DEG. 25 MIN.46 SEC. EAST, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 11.00 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF A 2.474 ACRE TRACT AS DESCRIBED IN WARRANTY DEED FROM FLORENCE LOVE WATSON, INDEPENDENT EXECUTRIX OF THE WILL & ESTATE OF GARFIELD LOVE TO VELMA JEAN LOVE, DATED DECEMBER 15, 1987, RECORDED IN VOLUME 379, PAGE 567 OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS, 434.25 FEET TO A FOUND 5/8 INCH REBAR FOR CORNER IN COUNTY ROAD NO. 2108;

THENCE NORTH 37 DEG. 27 MIN. 00 SEC., WEST, WITH THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 11.00 ACRE TRACT, SAME BEING IN COUNTY ROAD NO. 2108, 371.46 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

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, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

SUBSTITUTE TRUSTEE

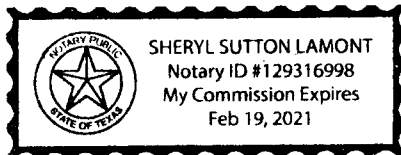
Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Robert La Mont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Jonathan Harrison, Ramiro Cuevas, Patrick Zwier, Shawn Schiller, Darla Boettcher whose address is 1 Mauchly, Irvine, CA 92618

8-9-18

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, 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 09 day of August, 2018.



Sheryl Sutton LaMont
NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb. 19, 2021
Print Name of Notary:

Sheryl Sutton LaMont

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 Red River County Clerk and caused to be posted at the Red River County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
1:39 o'clock P M. on

✓ AUG 09 2018

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX