

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: March 05, 2019

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

Place THE STEPS ON THE EAST SIDE OF THE PANOLA 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 June 02, 2010 and recorded in Document VOLUME 1567, PAGE 375 real property records of PANOLA County, Texas, with SHA'MARIE AVILA AND DANIEL AVILA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHA'MARIE AVILA AND DANIEL AVILA, securing the payment of the indebtednesses in the original principal amount of \$93,145.00, 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

*T. Worley*

SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, CAROL HAMPTON, TERRI WORLEY, SUE SPASIC OR LISA DELONG

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 *T. Worley*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on *1/31/19* I filed at the office of the PANOLA County Clerk and caused to be posted at the PANOLA County courthouse this notice of sale.

Declarants Name: *T. Worley*  
Date: *1/31/19*

FILED FOR RECORD  
IN MY OFFICE  
AT *9:32* O'CLOCK *A* M

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY *P. Woodard* DEPUTY



NOS0000008103384

**EXHIBIT "A"**

BEING 1.294 ACRES OF LAND SITUATED IN THE SAMUEL DUNCAN SURVEY, A-158, PANOLA COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED FROM HELEN RIDER TO THEODORE FRANK CHADWICK, RECORDED IN VOL. 1261, PG 6, OF THE OFFICIAL PUBLIC RECORDS, PANOLA COUNTY, TEXAS (OPRPCT), TOGETHER WITH PART OF A TRACT OF LAND (CALLED 7.589 ACRES) DESCRIBED IN DEED FROM JOHN D. LOPEZ, II, AND WIFE, LOIS E. LOPEZ, TO T.F. CHADWICK AND WIFE, SARAH CHADWICK, RECORDED IN VOL. 749, PG 787, OF THE DEED RECORDS, PANOLA COUNTY, TEXAS (DRPCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR FOUND IN THE SOUTHWEST RIGHT-OF-WAY (ROW) LINE OF STATE HIGHWAY 149 (SH 149) FOR THE NORTHERNMOST NE CORNER OF THE MARVIN GENE WALL 41.936 ACRES TRACT (DEED REFERENCE: VOL 728, PG 1, DRPCT), SAME BEING THE NORTHERNMOST CORNER OF THE SAID 7.589 ACRES TRACT AND THE NORTHERNMOST CORNER OF THIS TRACT;

THENCE: S 55 DEG 23' 32" E, WITH AND ALONG THE SAID ROW LINE, 386.69 FEET, TO A 3/8" STEEL REBAR SET IN THE NORTH LINE OF THE ABOVE REFERENCED THEODORE FRANK CHADWICK TRACT FOR THE EASTERNMOST CORNER OF THIS TRACT;

THENCE: S 35 DEG 46' 38" W, 173.13 FEET, TO A 3/8" STEEL REBAR SET FOR THE SOUTHERNMOST CORNER OF THIS TRACT;

THENCE: N 55 DEG' 23' 32" W, 203.17 FEET, TO A 1/2" STEEL REBAR FOUND FOR AN INTERIOR ELL CORNER OF THE SAID 7.589 ACRES TRACT AND AN EXTERIOR ELL CORNER OF THE SAID 41.936 ACRES TRACT, AND BEING N 48 DEG 48' 00" E (WHICH BEARING IS THE BASIS OF ORIENTATION FOR THIS DESCRIPTION PER SAID VOL. 749, PG. 767), 644.32 FEET, FROM A 1/2" STEEL REBAR FOUND IN THE SOUTHEAST LINE OF THE 41.936 ACRES TRACT FOR THE WESTERNMOST CORNER OF THE 7.589 ACRES TRACT;

THENCE: N 22 DEG 19' 21" W, WITH AND ALONG AN EAST LINE OF THE SAID 41.936 ACRES TRACT, 227.50 FEET, TO A 1/2" STEEL REBAR FOUND FOR AN INTERIOR ELL CORNER OF SAME;

THENCE: N 46 DEG 52' 36" E, WITH AND ALONG AN EAST LINE OF THE SAID 41.936 ACRES TRACT, 50.10 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.294 ACRES OF LAND, MORE OR LESS.

