

**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.**

FILED FOR RECORD  
IN MY OFFICE  
3:15 O'CLOCK A M

MAR 31 2017

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY Endoley DEPUTY

**1. Date, Time, and Place of Sale.**

Date: June 06, 2017

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.**

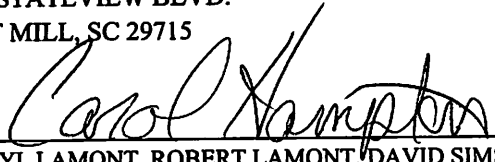
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 27, 2012 and recorded in Document VOLUME 1670, PAGE 53 real property records of PANOLA County, Texas, with CHAD EDGE AND RALPH EDGE AND GLENDA EDGE AND MELISSA EDGE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHAD EDGE AND RALPH EDGE AND GLENDA EDGE AND MELISSA EDGE, securing the payment of the indebtednesses in the original principal amount of \$199,980.00, 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



\_\_\_\_\_  
SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, DARLA BOETTCHER, SHAWN SCHILLER, OR ALLAN JOHNSTON  
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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS0000006668537

**EXHIBIT "A"**

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN PANOLA COUNTY, TEXAS, IN THE A. J. MCCOWAN SURVEY, A-426, AND BEING PART OF THE CALLED 62.64 ACRE TRACT CONVEYED FROM EDWARD A. MARAGGIA AND WIFE, LORI MARAGGIA TO JUSTIN KLEIN AND WIFE, TIFFANNE KLEIN AND RECORDED IN VOLUME 1600 PAGE 511 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX" IN THE SOUTHEAST MARGIN OF COUNTY ROAD 183, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THE PANOLA COUNTY FRESH WATER SUPPLY DISTRICT NO. 1 TRACT AND RECORDED IN VOLUME 392 PAGE 457 AND VOLUME 387 PAGE 352 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS BEARS S 27 DEG 09' 02" W A DISTANCE OF 211.52 FEET;

THENCE N 27 DEG 09' 02" E WITH THE SOUTHEAST MARGIN OF COUNTY ROAD 183, A DISTANCE OF 786.43 FEET TO A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX", FROM WHICH A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTH CORNER OF THE CALLED 62.64 ACRE KLEIN TRACT BEARS N 27 DEG 09' 02" E A DISTANCE OF 760.35 FEET

THENCE S 61 DEG 57' 44" E ACROSS THE CALLED 62.64 ACRE KLEIN TRACT, A DISTANCE OF 285.08 FEET TO A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX",

THENCE S 24 DEG 43' 01" W ACROSS THE CALLED 62.64 ACRE KLEIN TRACT, A DISTANCE OF 792.55 FEET TO A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX".

THENCE N 61 DEG 05' 07" W ACROSS THE CALLED 62.64 ACRE KLEIN TRACT, A DISTANCE OF 318.86 FEET TO THE POINT OF BEGINNING BEING 5.466 ACRES OF LAND MORE OR LESS.



NOS00000006668537