

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: October 04, 2016

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 March 15, 2007 and recorded in Document VOLUME 1369, PAGE 62 real property records of PANOLA County, Texas, with ROBERT W. ANDERSON AND PATTY A. ANDERSON, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT W. ANDERSON AND PATTY A. ANDERSON, securing the payment of the indebtednesses in the original principal amount of \$110,269.00, 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

*Carol Hampton*

SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, CAROL HAMPTON, AURORA CAMPOS, RAMIRO CUEVAS, KELLEY BURNS, TANYA GRAHAM, EVAN PRESS, JACK BURNS II, DANIEL WILLSIE, PHILIP PIERCEALL, TERRY WATERS, OR LOGAN THOMAS  
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 Carol Hampton, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8-29-16 I filed at the office of the PANOLA County Clerk and caused to be posted at the PANOLA County courthouse this notice of sale.

*Carol Hampton*

Declarant's Name: Carol Hampton  
Date: 8-29-16

FILED FOR RECORD  
IN MY OFFICE  
AT 114 O'CLOCK P M

AUG 29 2016

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY S. Brooks DEPUTY



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ALL THAT CERTAIN 0.677 ACRE TRACT OF LAND, A PART OF THE SAMUEL DUNCAN SURVEY, ABSTRACT NO. 158, PANOLA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CALLED 3.5 ACRES DESCRIBED IN A DEED FROM G. W. PIERCE AND WIFE, BERNICE PIERCE, TO JIMMY ANDERSON AND WIFE, JUDITH ANDERSON, DATED NOVEMBER 2, 1968, RECORDED IN VOL. 511, PAGE 387 OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS, AND THE SAID 0.677 ACRE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH BOUNDARY LINE OF THE SAID PARENT TRACT CALLED 3.5 ACRES IN THE CENTER OF PANOLA COUNTY ROAD NO. 208, FROM WHICH A 1/2-INCH IRON ROD SET FOR A REFERENCE CORNER BEARS NORTH 5 DEGREES 08' 17" WEST AT A DISTANCE OF 27.00 FEET, SAID POINT OF BEGINNING BEARS SOUTH 70 DEGREES 02' 40" WEST A DISTANCE OF 76.99 FEET FROM THE SOUTHEAST CORNER OF THE SAID CALLED 3.5 ACRE PARENT TRACT, AND THE SAID SOUTHEAST CORNER BEARS SOUTH 18 DEGREES 32' 59" EAST A DISTANCE OF 29.89 FEET FROM A 1/2-INCH IRON ROD FOUND IN THE EAST BOUNDARY LINE OF THE SAID PARENT TRACT;

THENCE SOUTH 70 DEGREES 02' 40" WEST WITH THE SAID COUNTY ROAD CENTER LINE ALONG THE SOUTH BOUNDARY LINE OF THE PARENT TRACT A DISTANCE OF 157.33 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, WHICH BEARS NORTH 70 DEGREES 02' 40" EAST A DISTANCE OF 213.85 FEET FROM THE SOUTHWEST CORNER OF THE SAID PARENT TRACT;

THENCE NORTH 22 DEGREES 09' 14" WEST, PASSING A 1/2-INCH IRON ROD SET FOR A REFERENCE CORNER AT 25.00 FEET, AND CONTINUING ON FOR A TOTAL DISTANCE OF 162.29 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE SUBJECT TRACT;

THENCE NORTH 70 DEGREES 02' 40" EAST A DISTANCE OF 206.45 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE SUBJECT TRACT;

THENCE SOUTH 5 DEGREES 08' 17" EAST A DISTANCE OF 167.75 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 0.677 OF AN ACRE, MORE OR LESS.

EXHIBIT "A"