

173 NEAL STREET AKA TRACT 5 NEAL STREET  
BECKVILLE, TX 75631

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.

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FILED FOR RECORD  
IN MY OFFICE

APR 2 50 O'CLOCK P M

AUG 15 2016

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY I Endley DEPUTY

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

Date: September 06, 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 25, 2002 and recorded in Document VOLUME 1147, PAGE 575 real property records of PANOLA County, Texas, with MANUEL MONTES AND LISA MONTES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL MONTES AND LISA MONTES, securing the payment of the indebtednesses in the original principal amount of \$73,943.00, 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. MAC# X7801-014  
FT. 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

Carol Hampton

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 8-15-16 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: 8-15-16



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**EXHIBIT "A"**

ALL THAT CERTAIN 0.803 ACRE TRACT OF LAND, A PART OF THE EDWIN SMITH SURVEY, ABSTRACT NO. 601, PANOLA COUNTY, TEXAS, SITUATED WITHIN THE CITY OF BECKVILLE, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND CALLED 5.166 ACRES DESCRIBED AS "FIRST TRACT" IN A DEED FROM F. G. CHERRY TO ROBERT C. BEAUCHAMP, JR., AND WIFE, LHETTA SHARON BEAUCHAMP, DATED JUNE 11, 1996, RECORDED IN VOL. 978, PAGE 495 OF THE OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS, AND THE SAID 0.803 ACRE SUBJECT TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR A CORNER AND POINT OF BEGINNING IN THE EAST BOUNDARY LINE OF THE SAID PARENT TRACT CALLED 5.166 ACRES, SAME BEING THE WEST RIGHT-OF-WAY LINE OF NEAL STREET, SAID POINT OF BEGINNING BEARS NORTH 20° 58' 15" WEST A DISTANCE OF 340.11 FEET FROM A 3/4-INCH IRON PIPE FOUND FOR A CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NEAL STREET WITH THE NORTH RIGHT-OF-WAY LINE OF CLAY STREET, THE SAID 3/4-INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CALLED 1.321 ACRES DESCRIBED AS "SECOND TRACT" IN THE ABOVE MENTIONED DEED FROM CHERRY TO BEAUCHAMP;

THENCE SOUTH 69° 01' 45" WEST A DISTANCE OF 321.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE SUBJECT TRACT IN THE WEST BOUNDARY LINE OF THE SAID PARENT TRACT CALLED 5.166 ACRES;

THENCE NORTH 19° 32' 20" WEST WITH THE SAID WEST BOUNDARY LINE A DISTANCE OF 109.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER, WHICH BEARS SOUTH 19° 32' 20" EAST A DISTANCE OF 326.55 FEET FROM THE WESTERLY NORTHWEST CORNER OF THE SAID PARENT TRACT;

THENCE NORTH 69° 01' 45" EAST A DISTANCE OF 318.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SUBJECT TRACT IN THE WEST RIGHT-OF-WAY LINE OF NEAL STREET, SAME BEING THE EAST BOUNDARY LINE OF THE PARENT TRACT;

THENCE SOUTH 20° 58' 15" EAST WITH THE SAID RIGHT-OF-WAY LINE A DISTANCE OF 109.37 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL AREA OF 0.803 OF AN ACRE, MORE OR LESS.



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