

6140

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.

POSTED

APR 15 2019

TIME 1:23 P  
BY: Angel Clark  
SANDRA K. DUON WORTH, COUNTY CLERK

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

Date: May 07, 2019

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

Place THE EAST DOOR OF THE NEWTON 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 January 20, 2015 and recorded in Document VOLUME 657, PAGE 891 real property records of NEWTON County, Texas, with JOSEPH C YOUNG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSEPH C YOUNG, securing the payment of the indebtednesses in the original principal amount of 90,913.00, 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

[Signature]

MARGIE ALLEN, KYLE BARCLAY, GILBERT ARSIAGA, OR CRYSTAL ARSIAGA

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 GILBERT ARSIAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/15/19 I filed at the office of the NEWTON County Clerk and caused to be posted at the NEWTON County courthouse this notice of sale.

[Signature]  
Declarant's Name: GILBERT ARSIAGA  
Date: 4/15/19



NOS0000008211005

EXHIBIT "A"

BEING A 0.717 OF AN ACRE TRACT OF LAND OUT OF THE JOHN G. BINGHAM SURVEY, ABSTRACT NO 38, NEWTON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 0.717 OF AN ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED DATED SEPTEMBER 16, 2013, FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO PEPPER ACQUISITIONS, LLC AS RECORDED TN VOLUME 638, PAGE 788 OF THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS, THE SAID 0.717 OF AN ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND IN THE NORTHERLY MARGIN OF EASY STREET AT THE SOUTHWESTERLY CORNER OF THE ABOVE REFERENCED 0.717 OF AN ACRE TRACT OF LAND, FROM WHICH IRON ROD A CHAIN-LINK FENCE CORNER POST BEARS N 09°20'39" W, A DISTANCE OF 4.48 FEET;

THENCE N 17°00'00" W, WITH THE WESTERLY LINE OF THE ABOVE REFERENCED 0.717 OF AN ACRE TRACT OF LAND AND TRAVERSING IN PART NEAR THE SOUTHWESTERLY SIDE OF THE SAID CHAIN-LINK FENCE, A DISTANCE OF 160.10 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWESTERLY CORNER OF THE SAID 0.717 OF AN ACRE TRACT OF LAND, FROM WHICH IRON ROD A CHAIN-LINK FENCE CORNER POST BEARS N 01 DEGREES 57'18" W, A DISTANCE OF 2.06 FEET,

THENCE N 73°00'00" E, WITH THE NORTHERLY LINE OF THE ABOVE REFERENCED 0.717 OF AN ACRE TRACT OF LAND AND TRAVERSING IN PART NEAR THE SOUTHEASTERLY SIDE OF THE SAID CHAIN-LINK FENCE, AT APPROXIMATELY 109.07 FEET CROSS THE SAID CHAIN-LINK FENCE AND CONTINUING SAME COURSE A TOTAL DISTANCE OF 195.19 FEET TO A 1/2" IRON ROD SET IN THE WESTERLY MARGIN OF EAST STREET FOR THE NORTHEASTERLY CORNER OF THE SAID 0.717 OF AN ACRE TRACT OF LAND;

THENCE S 17°00'00" E, WITH THE EASTERLY LINE OF THE ABOVE REFERENCED 0.717 OF AN ACRE TRACT OF LAND AND TRAVERSING WITH THE WESTERLY MARGIN OF EAST STREET, A DISTANCE OF 160.10 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE WESTERLY MARGIN OF EAST STREET AND THE NORTHERLY MARGIN OF THE ABOVE MENTIONED EASY STREET FOR THE SOUTHEASTERLY CORNER OF THE SAID 0.717 OF AN ACRE TRACT OF LAND;

THENCE S 73°00'00" W, WITH THE SOUTHERLY LINE OF THE ABOVE REFERENCED 0.717 OF AN ACRE TRACT OF LAND AND TRAVERSING WITH THE NORTHERLY MARGIN OF EASY STREET, A DISTANCE OF 195.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE BOUNDS AN AREA OF 0.717 OF AN ACRE OF LAND

