

FILED FOR RECORD  
at 2:50 P M

SEP 27 2018

1147 Farm Road 2068 , Klondike, TX 75448

Jane Jones, County Clerk  
DELTA COUNTY, TEXAS 18-024200  
*Jane Jones*

**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: 11/06/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Delta County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/03/2009 and recorded in the real property records of Delta County, TX and is recorded under Clerk's Book 309 Page 552 and re-recorded in Book 314 Page 006, with Julia A. Crouch and Sean D. Crouch (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Town Square Mortgage & Investments Inc. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Julia A. Crouch and Sean D. Crouch, securing the payment of the indebtedness in the original amount of \$139,132.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** SITUATED OUT 7.9 MILES SOUTH 75 DEGREES WEST OF THE CITY OF COOPER, COUNTY OF DELTA, AND STATE OF TEXAS, PART OF THE ABEL MORGAN SURVEY #225, AND BEING TRACT #2 AS CONVEYED TO CHARLES N. ALLEN BY DEED RECORDED IN VOL. 129, PAGE 632, IN THE DEED RECORDS OF SAID COUNTY AND STATE, SAID ALLEN TRACT 2 BEING A PART OF A CALLED 3 ACRE TRACT OF LAND AS CONVEYED TO W.W. WYNNE ON OCTOBER 31, 1914 BY DEED RECORDED IN VOL. 22, PAGE 406, IN SAID DEED RECORDS.

BEGINNING AT A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE SOUTHWEST CORNER OF SAID ALLEN TRACT #2, AT THE SOUTHWEST CORNER OF SAID WYNNE 3 ACRE TRACT, AT A PRESENT, EL CORNER OF A CALLED 30 ACRE TRACT OF LAND CONVEYED TO WALTER H. YATES AND MARRIAN L. YATES BY DEED RECORDED IN VOL. 237, PAGE 268 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE.

THENCE SOUTH 89 DEGREES 32 MINUTES 28 SECONDS EAST PARTIALLY WITH AN OLD POST LINE A DISTANCE OF 350.23 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT SOUTHWEST CORNER OF SAID ALLEN TRACT #2, AT THE PRESENT SOUTHWEST CORNER OF SAID WYNNE 3 ACRE TRACT, AND AT THE PRESENT EASTERLY NORTHEAST CORNER OF SAID YATES 30 ACRE TRACT;



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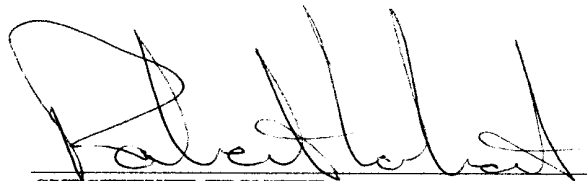
THENCE NORTH 1 DEGREES 25 MINUTES 27 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF DELTA COUNTY ROAD 2170 A DISTANCE OF 201.13 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT EASTERLY NORTHEAST CORNER OF SAID ALLEN TRACT #2;

THENCE ALONG THE SOUTH BOUNDARY LINE OF FARM ROAD 2068 AS FOLLOWS: NORTH 86 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 28.99 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S); NORTH 39 DEGREES 44 MINUTES 00 SECONDS WEST A DISTANCE OF 6810 FEET TO A CONCRETE MARKER (F); NORTH 86 DEGREES 56 MINUTES 00 SECONDS WEST (REFERENCE BEARING) A DISTANCE OF 200.00 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S); SOUTH 87 DEGREES 21 MINUTES 00 SECONDS WEST A DISTANCE OF 100.50 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S); NORTH 86 DEGREES 56 MINUTES 00 SECONDS WEST A DISTANCE OF 174.05 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT NORTHWEST CORNER OF SAID ALLEN TRACT #2, IN THE ORIGINAL CALLED WEST BOUNDARY LINE OF SAID WYNNE 3 ACRE TRACT, AND AT THE PRESENT NORTHERLY NORTHEAST CORNER OF SAID YATES 30 ACRE TRACT;

THENCE ALONG THE CENTERLINE OF A DITCH (CALLED A BRANCH IN DESCRIPTION OF THE WEST BOUNDARY LINE OF WYNNE 3 ACRE TRACT) AS FOLLOWS: SOUTH 11 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 58.56 FEET; SOUTH 40 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 25.59 FEET; SOUTH 53 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 38.49 FEET, SOUTH 12 DEGREES 32 MINUTES 54 SECONDS EAST A DISTANCE OF 41.63 FEET; SOUTH 72 DEGREES 5 MINUTES 45 SECONDS EAST A DISTANCE OF 33.50 FEET; SOUTH 47 DEGREES 16 MINUTES 33 SECONDS EAST A DISTANCE OF 27.36 FEET; NORTH 86 DEGREES 9 MINUTES 57 SECONDS EAST A DISTANCE OF 18.29 FEET; SOUTH 68 DEGREES 54 MINUTES 06 SECONDS EAST A DISTANCE OF 29.18 FEET; SOUTH 51 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 21.93 FEET; SOUTH 15 DEGREES 6 MINUTES 23 SECONDS WEST A DISTANCE OF 30.64 FEET; SOUTH 57 DEGREES 54 MINUTES 03 SECONDS EAST A DISTANCE OF 20.63 FEET; SOUTH 25 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 8.12 FEET; SOUTH 10 DEGREES 13 MINUTES 41 SECONDS WEST A DISTANCE OF 28.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.611 ACRES OF LAND.

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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715



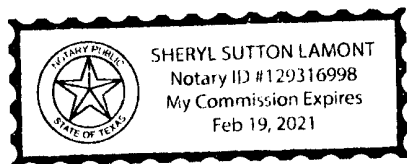
**SUBSTITUTE TRUSTEE**

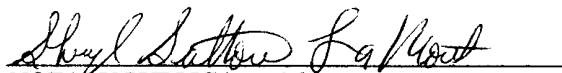
~~Robert LaMont~~, Sheryl LaMont, Harriett Fletcher, 9-27-18  
David Sims, Allan Johnston, Sharon St. Pierre,  
Ronnie Hubbard whose address is 1320 Greenway  
Drive, Suite 300, Irving, TX 75038 OR Robert  
LaMont, Sheryl LaMont, Harriett Fletcher, David  
Sims, Allan Johnston, Ronnie Hubbard, Sharon St.  
Pierre, Darla Boettcher, Shawn Schiller, Shannah  
Howle, Jon Murphy Howle, Sue Spasic, Zoran W.  
Spasic, Shannah Walker, Al Davis whose address is 1  
Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of September, 2018.



  
NOTARY PUBLIC in and for

GREGG COUNTY  
My commission expires: Feb. 19, 2021  
Print Name of Notary:  
Sheryl Sutton LaMont

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Delta County Clerk and caused to be posted at the Delta County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_