

1308 E Boynton Street, Hamilton, TX 76531

20-005182

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: 05/05/2020

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hamilton 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 7/20/2012 and recorded in the real property records of Hamilton County, TX and is recorded under Clerk's File/Instrument Number 463, Page 300, with Wesley Hope and Recie Hope (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First National Bank Texas dba First Community Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Wesley Hope and Recie Hope, securing the payment of the indebtedness in the original amount of \$87,387.00, 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. ALL THAT CERTAIN 0.475 ACRES OUT OF THE JAMES HAMILTON SURVEY NO. 17, ABSTRACT NO. 412, HAMILTON COUNTY, TEXAS, BEING PART OF A FORMER 2.856 ACRE TRACT DESCRIBED IN DEED KENNETH A. SPARKS, ET UX, TO AARON GILSTRAP, RECORDED IN VOLUME 232, PAGE 375, DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND THE 0.475 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND IN SOUTH LINE OF E. BOYNTON STREET AT NORTH LINE OF SAID FORMER GILSTRAP 2.856 ACRE TRACT, FROM WHICH POINT THE NWC OF SAID 2.856 ACRES BEARS N. 71 DEGREES 00 MINUTES W, 300.00 FEET, FOR NWC OF THIS TRACT;

THENCE S. 71 DEGREES. 00 MINUTES E. WITH SOUTH LINE OF E. BOYNTON STREET, 100.0 FEET TO A 3/8 INCH IRON ROD FOUND IN NORTH LINE OF THE FORMER 2.856 ACRES, FOR NEC OF THIS TRACT;

THENCE S. 19 DEGREES 00 MINUTES W. WITH WEST LINE OF LOT 1, BLOCK 1, LEE ADDITION TO THE CITY OF HAMILTON, TEXAS, 206.53 FEET TO A 3/8 INCH IRON ROD FOUND IN SOUTH LINE OF SAID 2.856 ACRES, FOR SEC OF THIS TRACT;



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THENCE N. 71 DEGREES 29 MINUTES 48 SECONDS W. WITH NORTH LINE OF A CITY OF HAMILTON PARK AREA, 100.0 FEET TO A 3/8 INCH IRON ROD FOUND IN SOUTH LINE OF THE 2.856 ACRE TRACT, FOR SWC OF THIS TRACT;

THENCE N. 19 DEGREES 00 MINUTES E. 207.40 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.475 ACRES.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

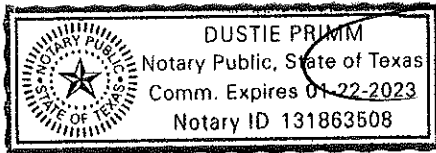
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Linda Reppert
SUBSTITUTE TRUSTEE
Linda Reppert, Juanita Cox, Jimmy Carroll Brewer,
Stephen Rawlings,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brown

Before me, the undersigned authority, on this day personally appeared Linda Reppert, 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 17th day of March, 2020.



Dustie Primm
NOTARY PUBLIC in and for
Brown COUNTY
My commission expires: 01-22-2023
Print Name of Notary:
Dustie Primm

CERTIFICATE OF POSTING

My name is Linda Reppert, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 17, 2020 I filed at the office of the Hamilton County Clerk and caused to be posted at the Hamilton County courthouse this notice of sale.

Linda Reppert
Declarant's Name: LINDA REPERT
Date: March 17, 2020

FILED and RECORDED

Instrument Number: 20200517 B: RP V: 560 P: 366

Filing and Recording Date: 03/17/2020 03:12:18 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink that reads "Leanne Jackson".

Leanne Jackson, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.