

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED

Deed of Trust Date:
6/12/2012

Grantor(s)/Mortgagor(s):
PATSY B. DORTON, A SINGLE WOMAN 18 AUG 16 PM 1:42

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTY BOND BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, NA

Betty Crane
CLERK COUNTY COURT
FRANKLIN CO., TX

Recorded in:
Volume: 260
Page: 818
Instrument No: 132096

Property County:
FRANKLIN

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATED IN THE CARTER MCKENZIE SURVEY, A-307, FRANKLIN COUNTY, TEXAS, BEING LOTS 15A, 16A, 17A & 18A OF THE TIMBERLINE TRAILS LAKE ESTATES, AS SHOWN BY PLAT RECORDED IN VOL. G, PAGE 175, SURVEYOR'S RECORDS. FRANKLIN COUNTY, TEXAS.

Date of Sale: 10/2/2018

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE SOUTH STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

Sue Spasic
~~Shannah Walker, Jon Murphy Howles~~ Sue Spasic.
~~Zoran W. Spasic~~
or ~~E. "Ursula" B. Willie~~
or ~~Thuy Frazier~~
or ~~Cindy Mendoza~~
or ~~Deanna Segovia, Substitute Trustee~~
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-18-67176-POS
Loan Type: VA