

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: October 02, 2018

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

Place: THE SOUTH SIDE DOOR OF THE LIBERTY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

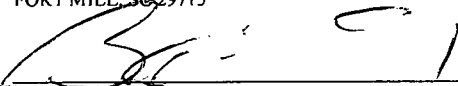
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 03, 2012 and recorded in Document CLERK'S FILE NO. 2012000548 real property records of LIBERTY County, Texas, with JIMMY DALE FREGIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JIMMY DALE FREGIA, securing the payment of the indebtednesses in the original principal amount of \$142,844.00, 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


AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, JULIAN PERRINE, KIM HINSHAW, TOMMY JACKSON, RON HARMON, KINNEY LESTER, WAYNE WHEAT, DANA DENNAN, CINDY DENNAN, BENJAMIN GRIESINGER, STEPHANIE KOHLER, IAN MOSER, CATRENA WARD OR 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 7/30/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Declarant's Name: GILBERT ARSIAGA
Date: 7/30/18

at 3:30 FILED 10 o'clock P M

JUL 30 2018

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY [Signature]



EXHIBIT A

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.07 ACRES OUT OF AN ORIGINAL CALLED 2252 ACRE TRACT OF LAND SITUATED IN THE H & T C R R COMPANY SURVEY NO 172, ABSTRACT 478, IN LIBERTY COUNTY, TEXAS, SAID 2 252 ACRES CONSISTING OF A 1252 ACRE TRACT CONVEYED TO PAUL FONTENOT AND MYRA FONTENOT RECORDED UNDER VOL 1633, PG 263, AND A 100 ACRE TRACT CONVEYED TO PAUL FONTENOT RECORDED UNDER VOL 824, PG 738, BOTH OF THE L C D R, TEXAS, SAID 2.07 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A RAILROAD SPIKE FOUND ALONG THE NORTH RIGHT-OF-WAY LINE OF CR 1821, FROM WHICH POINT THE SOUTHEAST CORNER OF THE ORIGINAL 100 ACRE TRACT (VOL 824 PAGE 738) BEARS NORTH 89 DEG 40' 34" EAST (CALLED NORTH 89 DEG 41' 29" EAST) A DISTANCE OF 2006 FEET (CALLED 2000 FEET), SAID RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO DENNIS HOCHABOUT UNDER L C C F NO 2003013515 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE SOUTH 89 DEG 40' 34" WEST (CALLED SOUTH 89 DEG 41' 29" WEST) ALONG THE NORTH R O W LINE OF C R 1821 A I A DISTANCE OF 11543 FEET CROSSING THE ORIGINAL SOUTHWEST CORNER OF SAID 100 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 1252 ACRE TRACT (VOL 1633 PG 263), AND CONTINUING FOR A TOTAL DISTANCE OF 20983 FEET (CALLED 22983 FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA DONATTO RAMOS UNDER VOL 1633, PG 235 OF THE L C D R TEXAS, THE SOUTHWEST CORNER OF THE ORIGINAL 1252 ACRE TRACT AND THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED,

THENCE NORTH 01 DEG 44' 34" EAST, ALONG THE COMMON BOUNDARY LINE OF THIS AND SAID RAMOS TRACT, FOR A DISTANCE OF 51836 FEET (CALLED 51832 FEET) TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID RAMOS TRACT, THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO SACRED HEART CATHOLIC CHURCH UNDER VOL 1472, PG 881, THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SACRED HEART CATHOLIC CHURCH UNDER VOL 1472, PG 876, BOTH OF THE L C D R AND THE COMMON NORTHWEST CORNER OF THE ORIGINAL 1252 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND,

THENCE NORTH 89 DEG 41' 08" EAST (CALLED NORTH 89 DEG 43' 14" EAST) ALONG THE COMMON BOUNDARY LINE OF THIS AND SAID CATHOLIC CHURCH TRACT, FOR A DISTANCE OF 9583 FEET (CALLED 9597 FEET) TO A 3/4 INCH IRON ROD FOUND ALONG THE WEST BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO LORRIS AND LADDIE FONTENOT UNDER VOL 614, PAGE 137 OF THE L C D R MARKING THE SOUTHEAST CORNER OF SAID CATHOLIC CHURCH TRACT, THE NORTHEAST CORNER OF THE ORIGINAL 1252 ACRE TRACT, AND THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED,

THENCE, SOUTH 00 DEG 18' 52" EAST (CALLED SOUTH 00 DEG 17' 24" EAST) WITH A WEST BOUNDARY LINE OF SAID FONTENOT TRACT, FOR A DISTANCE OF 13929 FET (CALLED 13918 FEET) TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ORIGINAL 100 ACRE TRACT AND FOR AN INTERIOR CORNBER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE NORTH 89 DEG 41' 56" EAST (CALLED NORTH 89 DEG 40' 45" EAST) ALONG THE NORTH BOUNDARY LINE OF SAID ORIGINAL 1.00 ACRE TRACT, FOR A DISTANCE OF 9227 FEET (CALLED 11519 FEET) TO A 3/8 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID HOCHABOUT TRACT AND THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH POINT THE NORTHEAST OCRNER OF THE ORIGINAL 100 ACRE TRACT BEARS NORTH 89 DEG 41' 56" EAST (CALLED NORTH 89 DEG 40' 45" EAST) A DISTANCE OF 1998 FEET (CALLED 2000 FEET),

THENCE SOUTH 00 DEG 20' 45" EAST (CALLED SOUTH 00 DEG 19' 59" EAST) ALONG THE COMMON BOUNDARY LINE OF THIS AND SAID HOCHABOUT TRACT, FOR A DISTANCE OF 37872 FEET (CALLED 37878 FEET) TO THE POINT-OF-BEGINNING, CONTAINING 2.07 ACRES (90,564.92 SQUARE FEET) OF LAND, MORE OR LESS.



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