

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: December 04, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place FRONT STEPS OF THE NAVARRO 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 November 04, 2004 and recorded in Document BOOK 1725, PAGE 0624 real property records of NAVARRO County, Texas, with KENNETH THOMAS TAYLOR AND MISTY THOMAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KENNETH THOMAS TAYLOR AND MISTY THOMAS, securing the payment of the indebtednesses in the original principal amount of \$81,272.00, 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

SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, SHAWN SCHILLER, RANDY DANIEL, CINDY DANIEL, RONNIE HUBBARD, LORI GARNER JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL

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

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

2018 106  
FILED FOR RECORD  
AT 8:45 O'CLOCK P.M.  
SEP 28 2018

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY



**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J.H. JOHNSTON SURVEY ABSTRACT 448, NAVARRO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.665 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1548, PAGE 389 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 5/8" IRON PIPE FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 4.665 ACRE TRACT LOCATED ON THE WEST LINE OF THE J.H. JOHNSTON SURVEY A-449 AND THE EAST LINE OF THE H.P. WALKER SURVEY A-841;

THENCE WITH SAID COMMON SURVEY LINE N 31 DEG 30' 44" W 268.16 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 53 DEG 35' 56" E 353.46 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT LOCATED ON THE WEST LINE OF THE H. & T.C.R.R. ROW;

THENCE WITH SAID ROW S 26 DEG 18' 01" E 300.04 FEET TO A FOUND 1" IRON PIPE FOR THE SOUTHEAST CORNER OF THIS TRACT

THENCE S 58 DEG 34' 45" W 324.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.20 ACRES OF LAND.



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