

2017-70
FILED FOR RECORD
AT 8:05 O'CLOCK A M.

APR 16 2019

SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

0000008238370

3110 SWCR 14
CORSICANA, TX 75110

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: May 07, 2019

Time: The sale will begin at 1:00 PM 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 March 29, 2004 and recorded in Document VOLUME 1688, PAGE 0418 real property records of NAVARRO County, Texas, with GLEN SKINNER AND TERI SKINNER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GLEN SKINNER AND TERI SKINNER, securing the payment of the indebtednesses in the original principal amount of \$86,354.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

EXHIBIT "A"

BEING A TRACT OF LAND IN THE ENOCH FIER SURVEY, ABSTRACT NO. 3, NAVARRO COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 18.24 ACRE TRACT OF LAND CONVEYED TO LARRY MARSHALL SKINNER AS EVIDENCED BY DEED RECORDED IN VOLUME 1040, PAGE 581 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD SET ON THE NORTHEAST SIDE OF COUNTY ROAD SW 0014 AND IN THE SOUTHWEST LINE OF SAID LARRY SKINNER TRACT, WHENCE A 3/4- INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID SKINNER TRACT BEARS SOUTH 45 DEGREES 00' 00" EAST A DISTANCE OF 120.92 FEET;

THENCE NORTH 45 DEGREES 00' 00" WEST ALONG THE NORTHEAST LINE OF COUNTY ROAD SW 0014 AND THE SOUTHWEST LINE OF SAID SKINNER TRACT A DISTANCE OF 208.71 FEET A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE NORTH 43 DEGREES 53' 53" EAST DEPARTING THE SOUTHWEST LINE OF SAID LARRY SKINNER TRACT A DISTANCE OF 208.71 FEET TO A 5/8-INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 45 DEGREES 00'00" EAST A DISTANCE OF 208.71 FEET TO A 5/8-INCH ROD SET FOR CORNER;

THENCE SOUTH 43 DEGREES 53' 53" WEST A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING;

CONTAINING WITH THE METES RECITED 1.000 ACRE OF LAND, MORE OR LESS.