

800 2ND STREET
ROSCOE, TX 79545

FILED
CL 12-10-18
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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: January 02, 2019

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

Place: THE LOBBY OF THE NOLAN 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 20, 2007 and recorded in Document VOLUME 847, PAGE 220, AS AFFECTED BY MODIFICATION IN CLERK'S FILE NO. 09-2527 real property records of NOLAN County, Texas, with JAMES D STURDIVANT, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES D STURDIVANT, securing the payment of the indebtednesses in the original principal amount of \$40,920.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2007-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-WFHE3 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
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 NOLAN County Clerk and caused to be posted at the NOLAN County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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NOLAN

EXHIBIT "A"

LOT 5 AND LOT 6, BLOCK 8, EASTERN ADDITION (NOLAN COUNTY DEED RECORDS VOL. 0, PG. 483) TO THE CITY OF ROSCOE, NOLAN COUNTY, TEXAS.



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