

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 SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 October 27, 2000 and recorded in Document VOLUME 145, PAGE 570 real property records of JONES County, Texas, with LOWRIE W. LANGSTON AND JUDY M. LANGSTON, grantor(s) and CROSSLAND MORTGAGE CORP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOWRIE W. LANGSTON AND JUDY M. LANGSTON, securing the payment of the indebtednesses in the original principal amount of \$44,290.00, 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


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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE

DATE 11-9-18 TIME 9:57 Am

Jelann Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Whitney Ortega



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BEING ALL OF LOT 7 AND THE SOUTH 1/2 OF LOT 8, BLOCK 86, ORIGINAL TOWN OF HAMLIN, JONES COUNTY, TEXAS,
AS SHOWN BY PLAT RECORDED IN PLAT CABINET SLIDE 23, PLAT RECORDS OF JONES COUNTY.



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