

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: August 07, 2018

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

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 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 August 23, 2010 and recorded in Document VOLUME 1549, PAGE 848 real property records of FAYETTE County, Texas, with CHARLES W LANGLEY AND DIANE E LANGLEY, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES W LANGLEY AND DIANE E LANGLEY, securing the payment of the indebtednesses in the original principal amount of \$757,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Megan L. Randle

MEGAN L. RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY
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 FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED
11:40AM
JUN 26 2018

Julie Karstedt
JULIE KARSTEDT MKJ
CO. CLERK, FAYETTE CO., TEXAS



EXHIBIT "A"

22.67 ACRES TO ARTHUR AND ADELE MARBURGER

BEING 22.67 ACRES OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN FAYETTE COUNTY, TEXAS, OUT OF THE MARY PHELPS LEAGUE, ABSTRACT 82, AND BEING A PART OF THAT CERTAIN 30.000 ACRE TRACT DESCRIBED IN DEED FROM OTTO WUNDERLICH, ET AL, TO ARTHUR MARBURGER, DATED NOVEMBER 5, 1986, RECORDED IN VOLUME 734, PAGE 462 OF THE DEED RECORDS OF SAID COUNTY, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING ON A ¼ INCH IRON STAKE FOUND ON THE EAST CORNER OF THE SAID 30.00 ACRE TRACT, BEING THE EAST CORNER OF A 7.56 ACRE TRACT THIS DAY SURVEYED OUT OF THE SAID PARENT 30.000 ACRE TRACT TO BE CONVEYED TO GENE MARBURGER, AND BEING THE NORTH CORNER OF 15.010 ACRES OWNED BY E.L. MARBURGER;

THENCE NORTH 46 DEG 41'43" WEST, ALONG THE FENCED NORTHEAST BOUNDARY OF SAID PARENT 30.000 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF THE SAID 7.56 ACRE TRACT TO BE CONVEYED TO SAID GENE MARBURGER, 212.67 FEET TO A ½ INCH STEEL ROD SET IN SAID LINE OF SAID 30.000 ACRE TRACT, BEING THE NORTH CORNER OF THE SAID 7.56 ACRE TRACT AND THE EAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE SOUTH 42 DEG 40'15" WEST, SEVERING SAID PARENT 30.000 ACRE TRACT ALONG THE NORTHWEST BOUNDARY OF THE SAID GENE MARBURGER 7.56 ACRE TRACT, AT 1,522.32 FEET PASSING THE NORTHEAST MARGIN OF A COUNTY ROAD, AND CONTINUING ON SAID COURSE, A TOTAL DISTANCE OF 1,549.63 FEET TO A POINT IN THE SOUTHWEST LINE OF SAID PARENT TRACT, LOCATED IN SAID ROAD, BEING THE WEST CORNER OF THE SAID 7.56 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT. FROM WHICH A 1/2 INCH STEEL ROD SET IN THE AFORESAID NORTHEAST MARGIN OF SAID COUNTY ROAD BEARS NORTH 42 DEG 40'15" EAST 27.31 FEET;

THENCE NORTH 47 DEG 11'26" WEST, ALONG SAID COUNTY ROAD, AND ALONG SAID SOUTHWEST BOUNDARY OF SAID PARENT TRACT, 628.78 FEET TO THE WEST CORNER OF SAID PARENT 30.000 ACRE TRACT, FROM WHICH A 5/8 INCH STEEL ROD FOUND IN THE NORTHEAST MARGIN OF SAID COUNTY ROAD BEARS NORTH 42 DEG 14'30" EAST 27.31 FEET;

THENCE DEPARTING FROM SAID COUNTY ROAD, ALONG THE NORTHWEST LINE OF THE SAID PARENT 30.000 ACRE TRACT, AS SAME IS NOW FENCED AND USED UPON THE GROUND, AS FOLLOWS;

NORTH 42 DEG 14'30" EAST 732.25 FEET, AND

NORTH 41 DEG 51'48" EAST 823.09 FEET TO A 1/2 INCH STEEL

ROD LOCATED AT THE NORTH BASE OF A FENCE CORNER POST, BEING THE FENCED NORTH CORNER OF SAID 30.000 ACRE TRACT, AND BEING THE EAST CORNER OF A 30 ACRE TRACT DESCRIBED IN A DEED TO JAMES HOWELL SORELLE, ET UX, RECORDED IN VOLUME 389, PAGE 172-177 OF THE DEED RECORDS OF SAID COUNTY FROM WHICH A 14 INCH POST OAK MARKED "X" BEARS SOUTH 42 DEG 10' EAST 25.3 FEET;

THENCE SOUTH 46 DEG 41'43" EAST, ALONG THE AFORESAID FENCED NORTHEAST BOUNDARY OF THE SAID PARENT 30.000 ACRE TRACT, 645.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 22.67 ACRES OF LAND OF WHICH 0.39 OF AN ACRE IS IN SAID COUNTY ROAD.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED MAY 25, 2004, EXECUTED BY ARTHUR MARBURGER, INDIVIDUALLY AND GUARDIAN FOR ADELE MARBURGER TO CHARLES W. LANGLEY AND WIFE, DIANE C. LANGLEY, RECORDED IN VOLUME 1267, PAGE 523, OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

NOTE: A TITLE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OF QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

FILED

JUN 26 11:40 AM
2018

Julie Karstedt

JULIE KARSTEDT MK
CO. CLERK, FAYETTE CO., TEXAS



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