

VG-1443-2019-1901259

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 1901259

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: April 11, 2019 12:40 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1901259
Receipt Number: 20190411000018
Recorded Date/Time: April 11, 2019 12:40 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

LORI GARNER



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

Linda Jarvis

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: 05/07/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Freestone County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/12/2010 and recorded in the real property records of Freestone County, TX and is recorded under Clerk's File/Instrument Number, Vol. 1531, Page 51, with Evan C. Devillier and Crystal A. Devillier (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Evan C. Devillier and Crystal A. Devillier, securing the payment of the indebtedness in the original amount of \$273,762.00, 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. BEING LOT NUMBER FOURTEEN (14) AND LOT NUMBER FIFTEEN (15) OF APRIL COVE, SECTION II, A SUBDIVISION IN FREESTONE COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT OF SAID SUBDIVISION RECORDED IN CABINET B, ENVELOPE 88, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.



4690255

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Lori Garner
SUBSTITUTE TRUSTEE

Lori Garner, Robert LaMont, Sheryl LaMont,
Harriett Fletcher, David Sims, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Sharon St. Pierre, Ronnie
Hubbard, Allan Johnston, Sheryl LaMont, Robert
LaMont, Aurora Campos, Jonathan Harrison, Ramiro
Cuevas, Patrick Zwiers whose address is 1 Mauchly,
Irvine, CA 92618

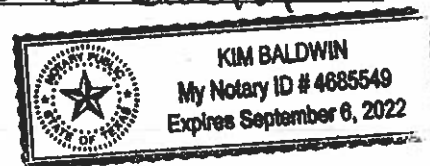
STATE OF Texas
COUNTY OF Limestone

Before me, the undersigned authority, on this day personally appeared Lori Garner, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of April, 2019.

[Signature]
NOTARY PUBLIC in and for

Limestone COUNTY
My commission expires: 9-6-2022
Print Name of Notary Kim Baldwin



CERTIFICATE OF POSTING

My name is Lori Garner, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 11, 2019 I filed at the office of the Freestone County Clerk and caused to be posted at the Freestone County courthouse this notice of sale.

[Signature]
Declarants Name: Lori Garner
Date: 4.11.2019