

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: February 06, 2018

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

Place THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 December 10, 2007 and recorded in Document VOLUME 01431, PAGE 00452 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 01700431 real property records of FREESTONE County, Texas, with MISTY MICHELE CARTER AND JASON THOMAS CARTER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MISTY MICHELE CARTER AND JASON THOMAS CARTER, securing the payment of the indebtednesses in the original principal amount of \$125,628.00, 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



LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, ALLAN JOHNSTON, RONNIE HUBBARD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH 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 FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jan 02, 2018 AT 02:46P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 144945
By: Laverne Moore, Deputy



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EXHIBIT "A"

BEING LOT FOUR (4) , FOUR-A (4-A) AND FIVE-A (5-A), SECTION 1 OF THE LOTT VILLAGE ADDITION, FREESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION AS RECORDED IN CABINET A, ENVELOPE 91-A, AND 91-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.



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