

**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: October 07, 2014

Time: The sale will begin at 1:00PM 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 November 01, 2009 and recorded in Document CLERK'S FILE NO. 00905583 real property records of FREESTONE County, Texas, with CANDICE DREWS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CANDICE DREWS, securing the payment of the indebtednesses in the original principal amount of \$98,188.00, 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 as follows:

BEING LOT NUMBER FOUR (4) AND LOT NUMBER FIVE (5), IN BLOCK NUMBER NINETY (90), IN THE TOWN OF WORTHAM, FREESTONE COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY DRAWN BY THEO KOSSE AND OF RECORD IN CAB. A, ENV. 1A, 2A, & 8A, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

**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

DAVID CARRILLO, BEATRICE CARRILLO, JOHN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Sep 15, 2014 AT 10:17A  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 127142  
By, Melissa Munoz, Deputy



NOS00000004597613

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Date: October 07, 2014

Time: The sale will begin at 1:00PM 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 March 17, 2008 and recorded in Document VOLUME 01440, PAGE 00660 real property records of FREESTONE County, Texas, with JEFFERY HAYDON AND ANNE HAYDON, grantor(s) and BRANSFORD LENDING, LLC D/B/A TRINITY MTG SRVICES, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFERY HAYDON AND ANNE HAYDON, securing the payment of the indebtednesses in the original principal amount of \$78,928.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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 as follows:

BEING LOT NUMBERS FIVE (5) AND SIX (6) IN BLOCK NUMBER ONE- HUNDRED TWO (102) OF THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS AS SHOWN ON PLAT OF SAID CITY RECORDED IN CABINET A, ENVELOPE 7A, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

DAVID CARRILLO, BEATRICE CARRILLO, JOHN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

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By: Melissa Munoz, Deputy

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive  
/Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com



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