

**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: 12/03/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

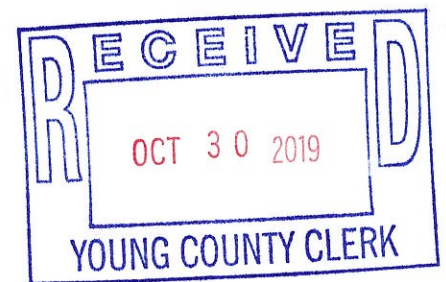
Place: The area designated by the Commissioners Court of Young County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale 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 02/08/2006 and recorded in the real property records of Young County, TX and is recorded under Clerk's File/Instrument Number, 985, Page 90, with Craig Leon Childers (grantor(s)) and Universal Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Craig Leon Childers, securing the payment of the indebtedness in the original amount of \$53,576.00, 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 ALL OF LOT NO. SIX (6), IN BLOCK NO. TWO (2) OF MORNINGSIDE ADDITION, AN ADDITION TO THE CITY OF GRAHAM, AS SHOWN BY MAP OR PLAT IN VOLUME 1, PAGE 179, PLAT RECORDS OF YOUNG 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 §51.002, 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



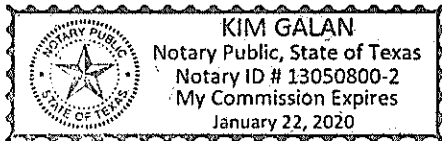
**SUBSTITUTE TRUSTEE**

Guy Wiggs, ~~Denise Boerner~~, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Kathy Arrington, Terry Browder, Laura Browder, Marsha Monroe  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Wichita

Before me, the undersigned authority, on this day personally appeared David Stockman, 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 30 day of October, 2019.



Kim Galan  
NOTARY PUBLIC in and for  
Wichita COUNTY  
My commission expires: 01/22/2020  
Print Name of Notary:  
Kim Galan

**CERTIFICATE OF POSTING**

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_