

FILED FOR RECORD

NOV 29 2018

18-029063

KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS

1107 W Bloodworth Street , Olney, TX 76374

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: 01/02/2019

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 11/21/2012 and recorded in the real property records of Young County, TX and is recorded under Clerk's Volume Number 1133, Page 862, with Christopher R. Caruso (grantor(s)) and Mortgage Electronic Registration Systems, Inc., solely as nominee for Primewest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Christopher R. Caruso, securing the payment of the indebtedness in the original amount of \$46,639.00, 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 LOTS NOS. NINE (9) AND TEN (10), BOTH IN BLOCK NO. TWO (2), OF THE RAY HORANY FIRST ADDITION TO THE CITY OF OLNEY, YOUNG COUNTY, TEXAS

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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

Donna Stockman

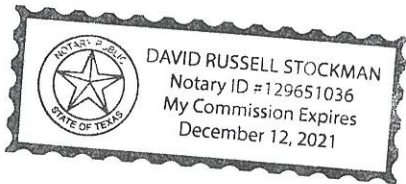
SUBSTITUTE TRUSTEE

Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Kathy Arrington, Terry Browder, Laura Browder, Marsha Monroe, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Tim Lewis, Lori McCarty, Terry Browder, Laura Browder, Marsha Monroe, Ramiro Cuevas, Frederick Britton, Irene Lindsay, Charles Green, Shawn Schiller, Michelle Schwartz, Kathy Arrington whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna 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 29 day of November, 2018.



David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

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: _____