

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: May 03, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place THE NORTH ENTRANCE PORTICO OF THE YOUNG COUNTY COURTHOUSE 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 February 08, 2006 and recorded in Document VOLUME 985, PAGE 90 real property records of YOUNG County, Texas, with CRAIG LEON CHILDERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRAIG LEON CHILDERS, securing the payment of the indebtednesses in the original principal 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.** 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

BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, TIM LEWIS, LORI MCCARTY, TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, AARTI PATEL, EVAN PRESS, CHRIS DEMEREST, OR KELLEY BURNS
Substitute Trustee

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

Certificate of Posting

My name is Tim Bonds and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/22/16 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: Tim Bonds
Date: 2/22/16

FILED FOR RECORD

FEB 22 2016
2:15 pm
KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS



NOS0000005839873

EXHIBIT "A"

BEING ALL OF LOT NO. SIX (6), IN BLOCK NO. TWO (2) OF THE 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.

FILED FOR RECORD

FEB 22 2016

2:15 PM

**KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS**



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