

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: January 06, 2015

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

Place: THE FRONT STEPS OF THE NAVARRO 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 March 28, 2005 and recorded in Document VOLUME 1798, PAGE 753 real property records of NAVARRO County, Texas, with JAMES HARTLEY AND CAROLYN HAWTHORNE AND PAULA HARTLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES HARTLEY AND CAROLYN HAWTHORNE AND PAULA HARTLEY, securing the payment of the indebtedness in the original principal amount of \$120,115.00, 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 48A, BLOCK 587, THORPE ADDITION, TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 48-50, BLOCK 587, THORPE ADDITION.

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

*Jon B. Howell*  
\_\_\_\_\_  
JON HOWELL, SUSAN SWINDEE OR BOBBY HOWELL  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

2004-149  
FILED FOR RECORD  
AT 9:50 O'CLOCK M.

NOV 24 2014

SHERRY BOWERS  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
*2014*  
DEPUTY