

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 NAVARRO CENTER, 800 N. MAIN, EAST 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, 2010 and recorded in Document CLERK'S FILE NO. 00007878 real property records of NAVARRO County, Texas, with ANGELA R VILLARREAL AND ARMANDO VILLARREAL III, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANGELA R VILLARREAL AND ARMANDO VILLARREAL III, securing the payment of the indebtednesses in the original principal amount of \$155,900.00, 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 TRACT OR PARCEL OF LAND, SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING LOT 20A, BLOCK 1029-1, GLEN HAVEN ADDITION NO. 8 ACCORDING TO THE REPLAT RECORDED IN VOLUME 4, PAGE 34, PLAT RECORDS OF NAVARRO 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


JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL

-Substitute Trustee

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

2014-157
FILED FOR RECORD
AT 11:50 O'CLOCK A.M.

DEC 15 2014

SHERY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY



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