

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Asset 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: June 02, 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 October 31, 2012 and recorded in Document CLERK'S FILE NO. 00009747 real property records of NAVARRO County, Texas, with MELVIN L. CHANDLER AND ANITA M. CHANDLER, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MELVIN L. CHANDLER AND ANITA M. CHANDLER, securing the payment of the indebtednesses in the original principal amount of \$79,150.00, 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 RD
FORT MILL, SC 29715

Susan Swindle

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

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at
the NAVARRO County courthouse this notice of sale.

Declarants Name: _____
Date: _____

2015 67
FILED FOR RECORD
AT 12:18 O'CLOCK PM
APR 27 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY



NOS00000004397287

EXHIBIT "A"

ALL THAT CERTIAN LOT, TRACT OR PARCEL OF LAND BEING TRACT TWENTY (20) OF AMY LAND COMPANY IN NAVARRO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 75, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



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