

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: November 03, 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.

2015-131
FILED FOR RECORD
AT 1238 O'CLOCK PM
AUG 24 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 25, 2002 and recorded in Document VOLUME 1606 PAGE 0266 real property records of NAVARRO County, Texas, with GLORIA GEE AND BUFORD GEE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GLORIA GEE AND BUFORD GEE, securing the payment of the indebtedness in the original principal amount of \$77,487.00, 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 Mortgagor by virtue of a servicing agreement with the Mortgagor. 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

Susan Swindle

JON HOWELL, SUSAN SWINDE OR BOBBY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

My name is *Susan Swindle* and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on *8-24-15* I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Susan Swindle

Declarant's Name: *Susan Swindle*
Date: *8-24-15*



NOS20130169804297

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING LOT 25 AND THE SOUTH ONE-HALF OF LOT 23, BLOCK B, PIKE HILL ADDITION, SAID BLOCK BEING BLOCK 808B ACCORDING TO THE OFFICIAL MAP RECORDS OF SAID CITY.



NOS20130169804297