

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: February 02, 2016

Time: The sale will begin at 11:00AM 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 December 17, 2010 and recorded in Document CLERK'S FILE NO. 00009217 real property records of NAVARRO County, Texas, with GARY M. LAFRENIERE AND LISA D. LAFRENIERE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GARY M. LAFRENIERE AND LISA D. LAFRENIERE, securing the payment of the indebtednesses in the original principal amount of \$108,569.00, 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

SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, JONATHAN HARRISON, JULLENA JAMES, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, OR PHILIP PIERCEALL
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: _____

2016-4
FILED FOR RECORD
AT 9:30 O'CLOCK A.M.

JAN 11 2016

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



NOS0000005701313

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 2.99 ACRES SITUATED IN THE ABNER MATTHEWS SURVEY, ABSTRACT NO. 544, IN NAVARRO COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT CALLED 2.89 ACRES, IN DEED FROM UNITED-BUILT HOMES, INC., TO GARY M. LAFRENIERE AND LISA D. LAFRENIERE, HUSBAND AND WIFE, DATED DECEMBER 20, 2007, AND RECORDED IN DOCUMENT NUMBER 12597, IN THE OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS. SAID 2.99 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" PIPE FOUND IN THE NORTHEAST CORNER OF THIS TRACT AND IN THE NORTHWEST CORNER OF A CALLED 4.426 ACRES TRACT, VOLUME 1168, PAGE 111, AND IN THE SOUTHWEST LINE OF A CALLED 4.879 ACRES TRACT, VOLUME 1067, PAGE 506, AND IN THE NORTHEAST MARGIN OF SE COUNTY ROAD 3085;

THENCE SOUTH 24 DEGREES 15 MINUTES 48 SECONDS WEST ALONG THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST LINE OF THE CALLED 4.426 ACRES TRACT, AND CROSSING SAID ROAD, AND PASSING A POST AT THE END OF A FENCE AT 46.00 FEET, AND CONTINUING GENERALLY ALONG A FENCE AND PASSING A 1/2" ROD SET AT A POST AT THE END OF THE FENCE AT 359.94 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 459.00 FEET TO A POINT IN A CREEK;

THENCE SOUTH 68 DEGREES 18 MINUTES 30 SECONDS WEST ALONG A LINE IN THE CREEK, A DISTANCE OF 176.60 FEET TO A POINT FOR CORNER;

THENCE NORTH 04 DEGREES 47 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF THIS AND THE EAST LINE OF A CALLED 4.412 ACRES TRACT, AND PASSING A 1/2" PIPE FOUND AT 134.95 FEET, AND PASSING A 3/8" ROD FOUND AT 598.78 FEET, AND CROSSING SAID ROAD FOR A TOTAL DISTANCE OF 656.20 FEET TO A POINT FOR CORNER, IN THE SOUTHWEST LINE OF THE CALLED 4.879 ACRES TRACT;

THENCE SOUTH 60 DEGREES 15 MINUTES 28 SECONDS EAST ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE CALLED 4.879 ACRES TRACT A DISTANCE OF 343.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.99 ACRES OF LAND, MORE OR LESS.



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