JUN 27 2016

NAVARIPO CO

D. County Clerk

Y. TEXAS

DEPUTY

## 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: August 02, 2016

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 February 29, 2000 and recorded in Document VOLUME 1473, PAGE 779 real property records of NAVARRO County, Texas, with JUAN JOSE VALDEZ AND MARIA CRUZ BUTRON, grantor(s) and NORTHWEST MORTGAGE, INC. DBA DIRECTORS ACCEPTANCE, mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by JUAN JOSE VALDEZ AND MARIA CRUZ BUTRON, securing the payment of the indebtednesses in the original principal amount of \$34,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. ONE HOME CAMPUS DES MOINES, IA 50328 JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL Substitute Trustee c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Certificate of Posting and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 1 My name is I filed at the office of the NAVARRO County Clerk and caused to be posted at declare under penalty of perjury that on the NAVARRO County courthouse this notice of sale. Declarants Name: Date

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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING KNOWN AS LOT NO. 2 AND THE EAST 25 FEET OF LOT NO. 3 IN BLOCK 525-B AS SHOWN BY THE OFFICIAL MAP FOR THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.

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