

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.

2016-90
FILED FOR RECORD
AT 8:00 O'CLOCK a.m.

1. Date, Time, and Place of Sale.

Date: August 02, 2016

JUN 27 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

SHERRY D. D. County Clerk
NAVARRO COUNTY, TEXAS
BY *OB* DEPUTY

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 August 20, 2002 and recorded in Document VOLUME 1590, PAGE 0616 real property records of NAVARRO County, Texas, with GEORGE DRAKE AND KATHLEEN DRAKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GEORGE DRAKE AND KATHLEEN DRAKE, securing the payment of the indebtedness in the original principal amount of \$75,211.00, 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

David Sims by John J. Head
SHARON ST. PIERRE, ROBERT LAMONT, SHERRYL LAMONT, HARRIET FLETCHER, DAVID SIMS, AURORA CAMPOS, RAMIRO CUEVAS, MATTHEW WOLFSON, JONATHAN HARRISON, NADIA CAPEHART, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, OR PHILIP PIERCEALL

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, 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.

Declarant's Name: _____
Date: _____



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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID W. CAMPBELL SURVEY A-140 IN NAVARRO COUNTY, TEXAS AND BEING LOT 2 OF THE REPLAT OF TRACT 7A OF PLEASANT ACRES AS SHOWN ON REPLAT FILED IN VOLUME 7, PAGE 117, PLAT RECORDS OF NAVARRO COUNTY, TEXAS



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