

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: June 06, 2017

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

Place: FRONT STEPS OF THE NAVARRO COUNTY COURTHOUSE 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 May 24, 2005 and recorded in Document VOLUME 1759, PAGE 211 real property records of NAVARRO County, Texas, with SAUL M SANCHEZ AND CHALNA BLAIR SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SAUL M SANCHEZ AND CHALNA BLAIR SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$95,501.00, 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, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, KELLY MAIN, OR TONYA WASHINGTON
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.

Declarants Name: _____

Date: _____

2017-25
FILED FOR RECORD
AT 12:00 O'CLOCK P M.

MAR 13 2017

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY ST DEPUTY

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

MAR 13 2017

AT _____ O'CLOCK _____ M.

FILED FOR RECORD



NOS20100169807614

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT 8 IN BLOCK 1646A, OF THE OVERLOOK AT CORSICANA, SECTION ONE (1), AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 115, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.



NOS20100169807614

Total Posted Files For NAVARRO County - 2

Caskey	FCILD Y/N	FCMCP Y/N	Loan Type	ETPRQ	Last Name	Status	Legal	Sched Dt	County	Sale Date
BDFTE / NDEx										
JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL										
0000006232102	N	N	HECM	02/21/2017	SAUNDERS	Posted		03/13/2017	NAVARRO	04/04/2017
SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN										
20100169807614	N	N	FHA		SANCHEZ	Posted		03/13/2017	NAVARRO	06/06/2017