

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 05, 2018

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 April 04, 2012 and recorded in Document CLERK'S FILE NO. 00002762 real property records of NAVARRO County, Texas, with DONALD R. WILLIAMS AND RUTH A. WILLIAMS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONALD R. WILLIAMS AND RUTH A. WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$60,600.00, 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, BHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHAWN SCHILLER, RANDY DANIEL, OR CINDY DANIEL
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: _____

2018-35
FILED FOR RECORD
AT 8:12 O'CLOCK A.M.

MAR 26 2018

SHERRY DOUGLAS, Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY



EXHIBIT "A"

TRACT 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE BENJAMIN COCHRAN SURVEY ABSTRACT 142, NAVARRO COUNTY, TEXAS, AND BEING ALL OF TRACT 2, HOUT BAY, AS SHOWN BY PLAT RECORDED IN VOLUME 6, PAGE 361, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

TRACT 2: (ACCESS EASEMENT)

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE BENJAMIN COCHRAN SURVEY ABSTRACT 142, NAVARRO COUNTY, TEXAS, BEING A CENTER LINE DESCRIPTION OF A 60' WIDE ROAD EASEMENT OVER AND ACROSS A CALLED 123.774 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1262, PAGE 827 AND A CALLED 126.802 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1262, PAGE 823 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1/2" IRON ROD LOCATED S 60° 28' 03" W 236.22 FEET AND S 61° 29' 29" W 639.92 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THE ABOVE MENTIONED 123.774 ACRE TRACT AT THE INTERSECTION OF THE NORTHWEST LINE OF F.M. HIGHWAY 416 AND THE CENTER LINE OF THE ABOVE MENTIONED ROAD EASEMENT;

THENCE WITH SAID CENTER LINE AS FOLLOWS: N 55° 56' 37" W 416.70 FEET, N 29° 45' 09" W 165.56 FEET, N 13° 55' 41" W 519.91 FEET, N 03° 40' 47" E 312.66 FEET, N 30° 50' 52" W 174.24 FEET, N 57° 49' 58" W 203.83 FEET, N 35° 00' 10" W 354.27 FEET, N 50° 12' 33" W 232.97 FEET, N 57° 40' 55" W 294.66 FEET, N 70° 42' 46" W 123.61 FEET, N 67° 04' 53" W 179.25 FEET, N 43° 18' 31" W 179.06 FEET, N 30° 26' 46" W 298.39 FEET, N36° 56' 39" W 228.54 FEET, N 19° 36' 28" W 99.34 FEET, N 00° 56' 04" E 298.63 FEET, N 17° 34' 58" W 119.29 FEET, N 35° 05' 49" W 253.68 FEET, N 18° 07' 58" W 365.12 FEET, N 18° 08' 33" W 157.87 FEET, N 18° 08' 38" W 496.57 FEET, N 03° 01' 43" W 186.56 FEET, N 20° 00' 27" W 327.07 FEET, N 08° 08' 42" W 112.64 FEET, N 08° 14' 57" E 102.57 FEET, N 22° 45' 27" E 206.74 FEET, N 15° 30' 20" E 135.87 FEET, N 19° 36' 34" E 157.57 FEET, N 17° 01' 20" E 204.25 FEET AND N02° 03' 00" E 142.03 FEET AT STATION "A";

THENCE N83° 56' 49"E 321.21 FEET TO A POINT IN THE CENTER OF A CUL-DE-SAC;

THENCE CONTINUING FROM STATION "A" N 02° 03' 00" E 257.81 FEET, N 36° 26' 15" W 401.43 FEET, N 28° 26' 04" W 233.48 FEET, N 28° 16' 09" W 594.61 FEET, N43° 22' 48" W 166.75 FEET AND N 29° 34' 56" W 188.02 FEET TO A SET 60D NAIL FOR THE END OF THIS EASEMENT.



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