

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: November 05, 2019

Time: The sale will begin at 1:00 PM 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 February 25, 2009 and recorded in Document CLERK'S FILE NO. 00002012 real property records of NAVARRO County, Texas, with JAMES WADE AND ROSA WADE, grantor(s) and WALTER MORTGAGE COMPANY, LLC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES WADE AND ROSA WADE, securing the payment of the indebtednesses in the original principal amount of \$55,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union National Bank as Trustee, for Mid-State Trust X 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
2100 E ELLIOT RD.  
BLDG 94  
TEMPE, AZ 85284

2019-113  
FILED FOR RECORD  
AT 9:44 O'CLOCK A.M.

OCT 11 2019

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



NTSS0000008481780

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, RONNIE HUBBARD, PATRICK ZWIERS, SHAWN SCHILLER, ANGIE USELTON, RAMIRO CUEVAS, AURORA CAMPOS, KRISTOPHER HOLUB, DANA KAMIN, RONDA TYLER, JON HOWELL, SUSAN SWINDLE OR BOBBY HOWELL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

308 E 10TH  
CORNICANA, TX 75110

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NAVARRO

**EXHIBIT "A"**

BEING LOT 9, BLOCK 24, REVISED MAP OF CORNICANA, TEXAS, A SUBDIVISION IN NAVARRO COUNTY, TEXAS.