

2019-0132

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: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: NORTH STEPS OF THE LYNN 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 August 02, 2011 and recorded in Document CLERK'S FILE NO. 2011-2396 real property records of LYNN County, Texas, with CHARLES CAMERON CHILDRESS AND REBECCA FAYE CHILDRESS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES CAMERON CHILDRESS AND REBECCA FAYE CHILDRESS, securing the payment of the indebtednesses in the original principal amount of \$82,845.00, 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

[Signature]

TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, CHARLES GREEN, KRISTIE ALVAREZ, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER JOHN MCCARTHY OR DAVID CARRILLO
Substitute Trustee

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

My name is *[Signature]* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-31-19 I filed at the office of the LYNN County Clerk and caused to be posted at the LYNN County courthouse this notice of sale.

Certificate of Posting

Declarants Name: *[Signature]*
Date: 1-31-19



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LYNN

A TRACT OF LAND LOCATED IN SECTION 54, BLOCK 8, E.L.& R.R.R. CO SURVEY, LYNN COUNTY, TEXAS, AND BEING THE FIRST TRACT SET ASIDE TO OMAGENE LAND IN A PARTITION DEED BETWEEN OMAGENE LAND ET AL, TO LAYNETTE KING ET AL, DATED JULY 28, 1952 AND RECORDED IN VOLUME 118, PAGE 375, DEED RECORDS OF LYNN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 54 AND IN NASSAU ROAD, A DISTANCE OF 925.6 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID SECTION 54, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S. 87 DEGREES 57'13" E., AT 30.0 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 300.00 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THIS TRACT (ALL BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);

THENCE S. 2 DEGREES 02'47"W. 150.00 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 87 DEGREES 57'13"W., AT 270.00 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 300.00 FEET TO A SPINDLE SET IN SAID NASSAU ROAD AND IN THE WEST LINE OF SAID SECTION 54, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 2 DEGREES 02'47" E. 150.00 FEET TO THE PLACE OF BEGINNING.

FILED
 AT 11:15 A.M. O'CLOCK
 JAN 31 2019
 SUSAN TIPTON, COUNTY CLERK
Russell D. Decker



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