

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: January 02, 2019

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING FACING GONZALES STREET (307 N. GONZALES ST.) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

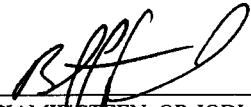
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 19, 2004 and recorded in Document CLERK'S FILE NO. 39199 real property records of DE WITT County, Texas, with WANDA L. CARROLL AND ARTHUR R. CARROLL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WANDA L. CARROLL AND ARTHUR R. CARROLL, securing the payment of the indebtednesses in the original principal amount of \$51,840.00, 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



JO WOOLSEY, BOB FRISCH, JAMIE STEEN, OR JODI STEEN
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 DE WITT County Clerk and caused to be posted at the DE WITT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

2018-24

Filed for Record

This, the 10 day of Dec 2018
at 1:30 o'clock P.M

NATALIE CARSON, COUNTY CLERK OF

DeWitt County, Texas


DEPUTY

NOS0000007772346



BEING LOTS 1 AND 2, BLOCK 20, NCB 1093, PLAZA ADDITION, CITY OF YOAKUM, DEWITT COUNTY, TEXAS; BEING THE SAME PROPERTY DESCRIBED IN DEED FROM HILLIE SANFORD TO MILFRED RAY WHITE, ET UX, DATED AUGUST 23, 1966, OF RECORD IN VOLUME 167, PAGE 403, DEED RECORDS, DEWITT COUNTY, TEXAS; AND ALSO THE SAME PROPERTY DESCRIBED IN DEED OF GIFT FROM LINDA R. LEWIS ET AL TO WANDA L. CARROLL, DATED JANUARY 23, 2004, OF RECORDS IN VOLUME 140, PAGE 355, OFFICIAL PUBLIC RECORDS, DEWITT COUNTY, TEXAS



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