

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 1:00PM or not later than three hours after that time.

Place: THE NORTH ENTRANCE PORTICO OF THE YOUNG 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 July 19, 2002 and recorded in Document VOLUME 914, PAGE 108; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 18000219 real property records of YOUNG County, Texas, with LELAND S BROWN AND DONNA L BROWN, grantor(s) and INDYMAC BANK, F.S.B, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LELAND S BROWN AND DONNA L BROWN, securing the payment of the indebtednesses in the original principal amount of \$100,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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


GUY WIGGS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS,
MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON,
SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, OR IRENE LINDSAY

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 YOUNG County Clerk and caused to be posted at the YOUNG County courthouse this notice of sale.

Declarants Name: _____

Date: _____



EXHIBIT "A"

BEING THE SURFACE AND SURFACE ESTATE ONLY IN AND TO NINE (9) ACRES, MORE OR LESS, OUT OF THE E.L. DOUGLAS SURVEY, ABSTRACT NO. 2156, YOUNG COUNTY, TEXAS, AND BEING DESCRIBED AS:

BEGINNING AT AN IRON ROD 1217.4 FEET WEST OF THE NORTHEAST CORNER OF SAID DOUGLAS SURVEY, BEING THE NORTHWEST CORNER OF THE EAST SEVENTY-FOUR (74) ACRES;

THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECOND WEST ALONG THE WEST BOUNDARY LINE OF THE SAID 74 ACRES 626.1 FEET TO AN IRON ROD FOR CORNER;

THENCE WEST 626.1 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH 00 DEGEES 18 MINUTES 30 SECONDS EAST 626.1 FEET TO AN IRON ROD FOR CORNER ON THE NORTH BOUNDARY LINE OF SAID SURVEY;

THENCE EAST 626.1 FEET TO THE PLACE OF BEGINNING.