

**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: August 05, 2014

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE 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 October 31, 2012 and recorded in Document CLERK'S FILE NO. 00009747 real property records of NAVARRO County, Texas, with MELVIN L. CHANDLER AND ANITA M. CHANDLER, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.


**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MELVIN L. CHANDLER AND ANITA M. CHANDLER, securing the payment of the indebtednesses in the original principal amount of \$79,150.00, 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 as follows:

ALL THAT CERTIAN LOT, TRACT OR PARCEL OF LAND BEING TRACT TWENTY (20) OF AMY LAND COMPANY IN NAVARRO COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 75, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

**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

  
\_\_\_\_\_  
J. HOWELL, OR B. HOWELL  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100

2014-88  
FILED FOR RECORD  
AT 10:02 O'CLOCK \_\_\_\_ M.

JUN 09 2014

SHERRY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
BY  DEPUTY