

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.

RECEIVED 11:01 M.
CATHY JENTHO, COUNTY CLERK
MAR 14 2016
EASTLAND COUNTY, TEXAS
By _____ Deputy

1. **Date, Time, and Place of Sale.**

Date: April 05, 2016

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

Place: THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 September 30, 2013 and recorded in Document CLERK'S FILE NO. 2013-003068 real property records of EASTLAND County, Texas, with JOSHUA E. UTSINGER JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA E. UTSINGER JR., securing the payment of the indebtednesses in the original principal amount of \$55,612.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on _____ I filed at the office of the EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

Declarants Name:
Date: _____



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EASTLAND

EXHIBIT "A"

BEING LOT 8, BLOCK 10, DEAN ADDITION TO THE CITY OF RANGER, EASTLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 29, PLAT RECORDS, EASTLAND COUNTY, TEXAS.



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