

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: May 07, 2019

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

Place: THE EAST COURTHOUSE DOOR OF THE BAILEY COUNTY COURTHOUSE FACING STATE HIGHWAY 214 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

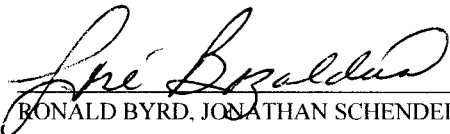
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 24, 2006 and recorded in Document VOLUME 248, PAGE 242 real property records of BAILEY County, Texas, with LOUIS JOHN KESSLER JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LOUIS JOHN KESSLER JR, securing the payment of the indebtednesses in the original principal amount of \$34,073.00, 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



RONALD BYRD, JONATHAN SCHENDEL, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL DAVID CARRILLO, JOSE BAZALDUA, JOHN MCCARTHY, OR ANTONIO BAZALDUA

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED FOR RECORD  
145 DAY OF March YR 2019  
AT 1 HR 07 MIN. P. M.  
ROBIN DICKERSON, COUNTY CLERK  
BAILEY COUNTY, TEXAS



**EXHIBIT "A"**

ALL OF LOT NUMBER EIGHTEEN (18), BLOCK NUMBER TEN (10), LENAU SUBDIVISION TO THE CITY OF MULESHOE, BAILEY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN VOLUME 49, PAGE 99, DEED RECORDS, BAILEY COUNTY, TEXAS.



NOS0000008175812