

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: December 04, 2018

Time: The sale will begin at 1:00PM 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.

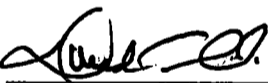
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 27, 2013 and recorded in Document CLERK'S FILE NO. 2013-18258 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2015-19734 AND CLERK'S FILE NO. 2017-22604 real property records of BAILEY County, Texas, with SHANI NICHOLS AND RANDY NICHOLS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHANI NICHOLS AND RANDY NICHOLS, securing the payment of the indebtednesses in the original principal amount of \$62,900.00, 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, CHARLES GREEN, ROBERT GOMEZ, RAMIRO CUEVAS, JONATHAN SCHENDEL, SHAWN SCHILLER CHELSEA BROOKS, STACY RAPIER, SHELLY HENDERSON, 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 David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-9-18 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: David Carrillo
Date: 10-9-18

FILED FOR RECORD
9th DAY OF Nov YR 2018
AT 10 HR 31 MIN. A.M.
ROBIN DICKERSON, COUNTY CLERK
BAILEY COUNTY, TEXAS



EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN BAILEY COUNTY, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS:

LOT NO. THIRTY-EIGHT (38), RICHLAND HILLS ADDITION TO THE CITY OF MULESHOE, BAILEY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 69, PAGES 5-9, DEED RECORDS, BAILEY COUNTY, TEXAS.



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