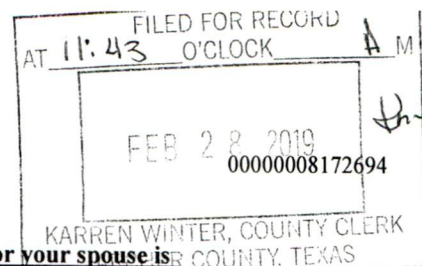


267 MURPHY ROAD
WICHITA FALLS, TX 76310



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 10:00AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ARCHER COUNTY COURTHOUSE ANNEX BUILDING 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, 2012 and recorded in Document CLERK'S FILE NO. 130283 real property records of ARCHER County, Texas, with WILLIAM E GOODWIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM E GOODWIN, securing the payment of the indebtednesses in the original principal amount of \$149,608.00, 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

~~LYNNE HOLIDAY, PERRY TIEMANN, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN TERRY BROWDER, LAURA BROWDER, OR MARSHA MONROE~~
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 ARCHER County Clerk and caused to be posted at the ARCHER County courthouse this notice of sale.

Declarants Name: _____

Date: _____



NOS0000008172694

EXHIBIT "A"

A TRACT OF LAND IN ARCHER COUNTY, TEXAS, BEING PART OF BLOCK 44, AMERICAN TRIBUNE NEW COLONY LANDS SUBDIVISION, AN ADDITION TO ARCHER COUNTY, AS RECORDED IN SLIDE 1, PAGE 2, ARCHER PLAT RECORDS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON ROD IN THE EAST LINE OF SAID BLOCK 44 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION SAID IRON ROD BEARS NORTH 00° 07' 00" WEST 1913.79 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 44,

THENCE SOUTH 86° 45' 27" WEST, AT 554.41 FEET PASS A 1/2 INCH IRON ROD IN THE EAST LINE OF MURPHY ROAD, A TOTAL DISTANCE OF 584.41 FEET TO A 3/8 INCH SPIKE IN THE CENTER OF MURPHY ROAD FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION,

THENCE ALONG THE CENTER OF MURPHY ROAD, NORTH 07° 43' 30" WEST 195.97 FEET TO A 3/8 INCH SPIKE FOR THE NORTHWEST CORNER OF THIS DESCRIPTION,

THENCE NORTH 67° 45' 18" EAST 31.22 FEET TO A 3/8 INCH SPIKE IN THE EAST LINE OF MURPHY ROAD FOR AN ANGLE POINT OF THIS DESCRIPTION,

THENCE GENERALLY WITH A FENCE, NORTH 83° 37' 53" EAST 584.31 FEET TO A 1/2 INCH IRON ROD IN THE EAST LINE OF SAID BLOCK 44 FOR THE NORTHEAST CORNER OF THIS DESCRIPTION,

THENCE ALONG THE EAST LINE OF SAID BLOCK 44, SOUTH 00° 03' 15" EAST 237.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.03 ACRES, MORE OR LESS, OF WHICH 0.138 ACRE LIES WITHIN THE RIGHT-OF-WAY FOR MURPHY ROAD



NOS00000008172694