

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: November 07, 2017

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

Place: THE EAST STEPS OF THE CARSON 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 December 30, 2008 and recorded in Document CLERK'S FILE NO. 200900000003 real property records of CARSON County, Texas, with JAMES H. LOVEN AND JAMIE L. LOVEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES H. LOVEN AND JAMIE L. LOVEN, securing the payment of the indebtednesses in the original principal amount of \$123,371.00, 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

Ronnie Heck by Carletta White
RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, CARY CORENBLUM, MATT HANSEN, ALEENA LITTON, OR CHARLES GREEN
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 CARSON County Clerk and caused to be posted at the CARSON County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

2017 OCT 16 AM 11 53
FILED
CELESTIE RICHSEL
COUNTY & DISTRICT CLERK
CARSON COUNTY, TEXAS



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EXHIBIT "A"

ALL OF LOTS NUMBERED ONE (1), AND TWO (2). BLOCK NUMBER FIFTY-ONE (51) PONDEROSA, SECTION 2, A SUBDIVISION LOCATED IN CARSON COUNTY, TEXAS, ACCORDING TO THE DULY RECORDED MAP OR PLAT THEREOF ON FILE IN VOLUME 1, PAGE 47, PLAT RECORDS, CARSON COUNTY, TEXAS.

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