

Copy of Original
Filed 4-25-17
Not Compared
or Verified

717 MEADOW LANE
MEXIA, TX 76667

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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: July 04, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE 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 July 25, 2008 and recorded in Document VOLUME 1287, PAGE 391 real property records of LIMESTONE County, Texas, with QUINTON FLAKES AND FANMEISHA FLAKES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by QUINTON FLAKES AND FANMEISHA FLAKES, securing the payment of the indebtednesses in the original principal amount of \$60,421.00, 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

Aurora Campos by Kim Miller

AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, MATT HANSEN, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, JACK BURNS II, SHAWN SCHILLER, OR TONYA WASHINGTON

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

Declarants Name: _____
Date: _____



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EXHIBIT "A"

BEING, LOT 15, BLOCK 6, CRESTLINE HEIGHTS ADDITION, UNIT #2, CITY OF MEXIA LIMESTONE COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION OF RECORD IN VOL. 2, PAGE 11, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.

Filed for Record in:
Limestone County

On: Apr 25, 2017 at 03:20P

By: Janice Ledet

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Apr 25, 2017

Peggy Beck, County Clerk
Limestone County

