

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 01, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, 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 April 28, 2009 and recorded in Document CLERK'S FILE NO. 20090504000529310; AS AFFECTED BY CLERK'S FILE NO. 2016041300439850. real property records of COLLIN County, Texas, with WILLIAM M. CAUDLE AND SHERRY CAUDLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM M. CAUDLE AND SHERRY CAUDLE, securing the payment of the indebtednesses in the original principal amount of \$269,850.00, 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

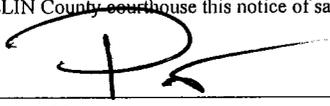

PETE NANTIRUX



MICHAEL HARRISON OR BECKY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Pete Nantirux, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on OCT 11 2016 I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale. OCT 11 2016

Certificate of Posting



Declarants Name: _____
Date: Pete Nantirux

OCT 11 2016

FILED
2016 OCT 11 PM 2:08
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: KLC DEPUTY



EXHIBIT "A"

BEING A TRACT OF LAND SITUATED IN THE A.M. HATFIELD SURVEY, ABSTRACT NO. 432, CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 45.1 ACRE TRACT CALLED FIRST TRACT AND THAT CERTAIN 17.12 ACRE TRACT CALLED THIRD TRACT DESCRIBED IN DEED CONVEYED BY J.N. SUTTON TO THOMAS S. HARMER, ET UX, AND RECORDED IN VOLUME 488, PAGE 290 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED RECORDED IN COUNTY CLERK'S NO. 930008394, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SYCAMORE LANE SAME BEING THE NORTHEAST CORNER OF A 9.411 ACRE TRACT RECORDED IN VOLUME 3619, PAGE 283 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID 9.411 ACRE TRACT, CROSSING THE CENTER OF COTTONWOOD CREEK AT 727 FEET, AND CONTINUING IN ALL A DISTANCE OF 764.57 TO A 1/2 INCH IRON ROD FOUND FOR CORNER, IN AN OLD WIRE FENCE SAME BEING IN THE EAST LINE OF A 97.43 ACRE TRACT RECORDED IN COUNTY CLERK'S NO. 970017330, D.R.C.C.T.;

THENCE NORTH 33 DEGREES 08 MINUTES 37 SECONDS WEST ALONG AND NEAR SAID OLD WIRE FENCE A DISTANCE OF 310.10 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 4.69 ACRE TRACT OF LAND CONVEYED BY RICHARD J. SILK, ET UX TO THOMAS F. MACDUFF, ET UX, DEED RECORDED IN VOLUME 1001 AT PAGE 779 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 84 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID 4.69 ACRE TRACT, CROSSING THE CENTER OF COTTONWOOD CREEK AT 20.0 FEET AND CONTINUING IN ALL A DISTANCE OF 911.96 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF SYCAMORE LANE;

THENCE SOUTH 03 DEGREES 57 MINUTES 26 SECONDS EAST ALONG THE WEST LINE OF SYCAMORE LANE, A DISTANCE OF 369.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.096 ACRES OF LAND, MORE OR LESS.

