

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 04, 2014

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place INSIDE NORTH ENTRANCE OF TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TEXAS 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 January 30, 2003 and recorded in Document VOLUME 685, PAGE 398 real property records of TERRY County, Texas, with CHANDRA D SIMPSON AND TERRY C SIMPSON, grantor(s) and EXTRACO MORTGAGE, mortgagee.

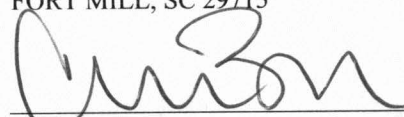
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHANDRA D SIMPSON AND TERRY C SIMPSON, securing the payment of the indebtednesses in the original principal amount of \$38,011.00, and obligations therein described including but not limited to the promissory note and all modifications, 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 as follows:

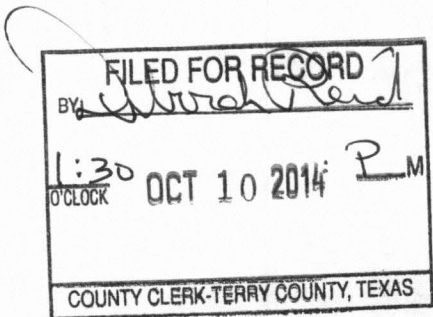
A 100' X 140' TRACT OF LAND OUT OF BLOCK SIX (6) OF THE EAST ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 14, PAGE 65, TERRY COUNTY DEED RECORDS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH STEEL ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF AVENUE A AND THE NORTH RIGHT-OF-WAY LINE OF EAST CARDWELL STREET FOR THE SOUTHWEST CORNER OF BLOCK 6 AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH ALONG THE WEST LINE OF BLOCK 6 A DISTANCE OF 140.0 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE EAST A DISTANCE OF 100.0 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH A DISTANCE OF 140.0 FEET TO A 1/2 INCH STEEL ROD SET IN THE SOUTH LINE OF BLOCK 6 FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE WEST ALONG THE SOUTH LINE OF BLOCK 6 A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING.

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



SHELLY HENDERSON, CHELSEA BROOKS OR STACY RAPIER
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001



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