



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: December 04, 2018

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

Place: THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS 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 November 09, 2004 and recorded in Document VOLUME 738, PAGE 741 real property records of CHAMBERS County, Texas, with JOSEPH D BAKER AND CANDICE J BAKER, grantor(s) and NATIONAL CITY MORTGAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH D BAKER AND CANDICE J BAKER, securing the payment of the indebtednesses in the original principal amount of \$114,098.00, 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

TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, STEPHANIE KOHLER, CATRENA WARD, GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, CRYSTAL ARSIAGA, OR CAROLYN CICCIO
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 GILBERT ARSIAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/27/18 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of posting.

Declarant Name: GILBERT ARSIAGA
Date: 10/29/18



EXHIBIT "A"

LOT THIRTY-FIVE (35) OF LANAI, SECTION ONE (1), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME "B", PAGE 250 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

**FILED FOR RECORD IN:
Chambers County
On: 10/29/2018 10:46:22 AM
Doc Number: 2018-2814
Number of Pages: 2
Amount: 10.00
Order#: 20181029000011
By: LB**



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*



NOS0000007917354