

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: January 02, 2018

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

Place THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB 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 April 25, 2009 and recorded in Document VOLUME 643, PAGE 834 real property records of LAMB County, Texas, with MARY HANNA, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARY HANNA, securing the payment of the indebtednesses in the original principal amount of \$202,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCATHY, OR DAVID CARRILLO
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 LAMB County Clerk and caused to be posted at the LAMB County courthouse this notice of sale.

Declarants Name: _____
Date: _____

#6137
FILED FOR RECORD
2017 DEC 11 P 2:12
TONYA RITCHIE
COUNTY CLERK LAMB CO. TX



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EXHIBIT "A"

LOT NO. SEVEN (7) AND THE WEST TEN FEET (W/10') OF LOT NO. EIGHT (8), BLOCK NO. TWO (2), DUGGAN ANNEX, AN ADDITION TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS.



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