

2020.005

405 BAILEY AVE
DUMAS, TX 79029

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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: June 02, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FIRST FLOOR IN CENTER AREA OF THE HALL OF THE MOORE 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 May 12, 2016 and recorded in Document VOLUME 0776, PAGE 0585 real property records of MOORE County, Texas, with WIL SHANE PHILLEY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WIL SHANE PHILLEY, securing the payment of the indebtednesses in the original principal amount of \$170,901.00, 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

2020.005
BRENDA MCKANNA
COUNTY CLERK

2020 MAR 27 AM 11:31

MOORE COUNTY TEXAS

BY *[Signature]*
DEPUTY CLERK
PATRICK WICKMAN



NTSS0000008936536

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MOORE

EXHIBIT "A"

LOT ONE (1), BLOCK ELEVEN (11), UNIT FIVE (5), EAST HILLS ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-24, MOORE COUNTY PLAT RECORDS.