

27210 RILEY ROAD
WALLER, TX 77484

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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: April 05, 2016

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

Place: THE FOYER AT THE SOUTH ENTRANCE OF THE WALLER 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 21, 2002 and recorded in Document VOLUME 0736, PAGE 715 real property records of WALLER County, Texas, with KELLIE BAKER AND WILLIAM BAKER, grantor(s) and AMERICAN CAPITAL FUNDING CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KELLIE BAKER AND WILLIAM BAKER, securing the payment of the indebtednesses in the original principal amount of \$118,460.00, 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

Megan Randle-Bender

MEGAN RANDLE-BENDER, EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON, DAVID RUSSELL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, TANYA GRAHAM, DANIEL WILLSIE, LEB KEMP, TRACI YEAMAN, WES WHEAT, DANA DENEN, CINDY DENEN, OR VINCE ROSS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

My name is Megan Randle-Bender ^{Certificate of Posting} and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/25/16 I filed at the office of the WALLER County Clerk and caused to be posted at the WALLER County courthouse this notice of sale.

Megan Randle-Bender
Declarants Name: Megan Randle-Bender
Date: 1/25/16

EXHIBIT "A"

BEING 9.00 ACRES OF LAND IN THE L.B.S. SWINNEY SURVEY A-391, WALLER COUNTY, TEXAS: BEING A PART OF A 53.14 ACRE TRACT WHICH IS A PART OF A 222 ACRE TRACT OUT OF A CALLED 320 ACRE TRACT, VOLUME 100, PAGE 345 OF THE WALLER COUNTY DEED RECORDS, SAID 9.00 ACRE TRACT MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING: AT AN IRON ROD FOR THE SOUTHEAST CORNER OF THE 53.14 ACRE TRACT BEING IN THE NORTH LINE OF RILEY ROAD DESCRIBED AS A RIGHT OF WAY CONVEYED TO WALLER COUNTY IN VOLUME 407, PAGE 727, DEED RECORDS;

THENCE: S 87 DEG. 25' 49" W. 60.0 FEET TO A POINT IN NORTH LINE OF RILEY ROAD AND THE PLACE OF BEGINNING;

THENCE: N 02 DEG. 47' 19" W. 1552.52 FEET TO AN IRON ROD SET;

THENCE: S 87 DEG. 25' 49" W. 252.52 FEET TO AN IRON ROD IN THE WEST LINE OF THE 53.14 ACRE TRACT;

THENCE: S 02 DEG. 47' 19" E, 1552.52 FEET TO AN IRON ROD IN THE NORTH LINE OF RILEY ROAD, AND LOWER SOUTHWEST CORNER OF THE 53.14 ACRE TRACT;

THENCE: N 87 DEG. 25' 49" E. 252.52 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.00 ACRES OF LAND, MORE OR LESS.

FILED AND RECORDED

Instrument Number: 16-005

Filing and Recording Date: 01/25/2016 11:06:33 AM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Daisy Metcalf, Deputy

Returned To: