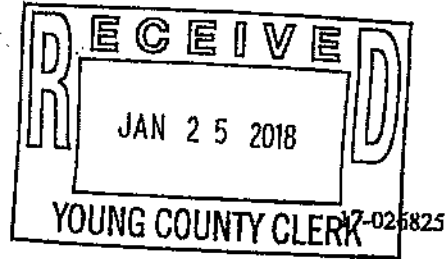


1709 Us Hwy 380 E, Graham, TX 76450



**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: 3/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Young County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/26/2014 and recorded in the real property records of Young County, TX and is recorded under Clerk's File/Instrument Number, 2014-1176, Page 553, with Becky Jayne Elliott and Melvin Woodrow Elliott, Jr. (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for TTB - The Independent BankersBank, a State Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Becky Jayne Elliott and Melvin Woodrow Elliott, Jr., securing the payment of the indebtedness in the original amount of \$126,663.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING THE SURFACE AND SURFACE ESTATE ONLY IN AND TO A 0.87 ACRE TRACT OUT OF THE E. GOLDEN SURVEY, ABSTRACT NO. 1436 AND THE J. P. EVERETT SURVEY, ABSTRACT NO. 2074, YOUNG COUNTY, TEXAS, SAID 0.87 ACRES ALSO BEING A PART OF A 2.08 ACRE TRACT RECORDED IN VOLUME 737, PAGE 449 OF THE DEED RECORDS OF SAID COUNTY. SAID 0.87 ACRES BEING DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 FOR THE SOUTHWEST CORNER OF SAID 2.08 ACRE TRACT;

THENCE N 13 DEGREES 33 MINUTES 33 SECONDS W 257.0 FEET WITH AN EXISTING FENCE TO A 3/8 INCH SPIKE SET FOR CORNER IN THE SOUTHERLY RIGHT-OF-WAY LINE OF AN ABANDONED RAIL ROAD;

THENCE N 81 DEGREES 05 MINUTES 24 SECONDS E 145.38 FEET WITH AN EXISTING FENCE AND WITH SAID RAIL RIGHT-OF-WAY LINE TO A FENCE CORNER;

THENCE S 27 DEGREES 18 MINUTES 33 SECONDS E 192.49 FEET WITH THE WEST LINE OF A TRACT RECORDED IN VOLUME 834, PAGE 233 TO A FENCE CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380;

THENCE S 59 DEGREES 27 MINUTES 12 SECONDS W 199.35 FEET WITH SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING 0.87 ACRES MORE OR LESS.



4644742

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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

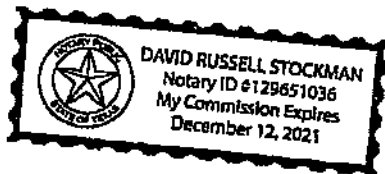
Donna Stockman

SUBSTITUTE TRUSTEE  
Brenda Wiggs, Denise Boerner, Donna Stockman,  
David Stockman, Guy Wiggs, Tim Lewis, Michelle  
Schwartz, Terry Browder, Laura Browder, Marsha  
Monroe 1320 Greenway Drive, Suite 300 Irving, TX  
75038 OR Brenda Wiggs, Denise Boerner, Donna  
Stockman, David Stockman, Guy Wiggs, Tim Lewis,  
Lori McCarty, Terry Browder, Laura Browder,  
Marsha Monroe, Jonathan Schendel, Ramiro Cuevas,  
Frederick Britton, Doug Woodard, Kristie Alvarez  
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas  
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of Jan, 2018.



David Russell Stockman  
NOTARY PUBLIC in and for  
Parker COUNTY  
My commission expires: 12-12-21  
Print Name of Notary:  
David Russell Stockman

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Young County Clerk and caused to be posted at the Young County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_