

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/30/2003

**Grantor(s)/Mortgagor(s):**  
TERRY NUNLEY JOINED HEREIN PRO  
FORMA BY HIS WIFE, CHRISTINA GAIL  
WATSON NUNELY

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR FRANKLIN AMERICAN  
MORTGAGE COMPANY, ITS SUCCESSORS  
AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, NA

**Recorded in:**  
**Volume:** 01263  
**Page:** 00053  
**Instrument No:** 04000092

**Property County:**  
FREESTONE

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** BEING LOTS NUMBER SEVENTY-THREE (73) AND SEVENTY-FOUR (74) OF THE LAKEWOOD SUBDIVISION OF FREESTONE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID LAKEWOOD SUBDIVISION RECORDED IN CABINET "A", ENVELOPE 76-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

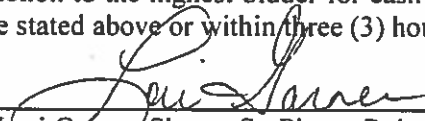
**Date of Sale:** 4/3/2018

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
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.

  
Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy or Cole D. Patton or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jan 16, 2018 AT 10:22A  
as Notice of Trustee Sale

**MH File Number:** TX-18-55158-POS  
**Loan Type:** FHA

Total Fees : 8.00  
Receipt Number - 145083  
By: Alicia Bossett, Deputy

STATE OF TEXAS §  
COUNTY OF Limestone §

Before me, the undersigned Notary Public, on this day personally appeared Lori Garner as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as DR. License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 16<sup>th</sup> day of January, 2018.

[Handwritten Signature]  
Notary Public  
Signature

