

14-99

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 06, 2015

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 WILLIAM BAKER AND KELLIE BAKER, grantor(s) and AMERICAN CAPITAL FUNDING CORPORATION, mortgagee.

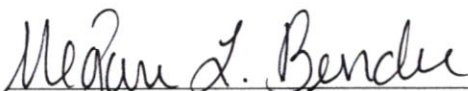
4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM BAKER AND KELLIE BAKER, securing the payment of the indebtednesses in the original principal amount of \$118,460.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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



DEBBY JURASEK, MEGAN L. BENDER OR AMY JURASEK
Substitute Trustee

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



DERRIE HOLLAN
COUNTY CLERK
WALLER COUNTY, TX.
DEPUTY
FILED FOR RECORD
14 NOV 24 AM 9:29

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.