104 CASTLEWOOD
LUFKIN, TX 75904

00000004983086

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.

FILED
11:52 O'CLOCK A M
FEB 09 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MCS

1. **Date. Time. and Place of Sale.**

Date: March 03, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) 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 October 23, 2002 and recorded in Document CLERK'S FILE NO. 00161994 VOLUME 1658, PAGE 241 real property records of ANGELINA County, Texas, with ANTHONY S LEWIS AND MICHELLE S LEWIS, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ANTHONY S LEWIS AND MICHELLE S LEWIS, securing the payment of the indebtednesses in the original principal amount of $97,384.00, 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:

LOT NO. TWO (2), BLOCK NO. ONE (1), GASLIGHT SQUARE AMENDED, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET A, SLIDE 172 A & B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

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

BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001