



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 02, 2018

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

Place: FOYER AT THE FRONT DOOR OF THE SHERMAN 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 14, 2016 and recorded in Document CLERK'S FILE NO. 028404 real property records of SHERMAN County, Texas, with SANDI ROCHELLE WHEELER AND JOHN COLBY WHEELER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SANDI ROCHELLE WHEELER AND JOHN COLBY WHEELER, securing the payment of the indebtednesses in the original principal amount of 123,117.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING  
55 BEATTIE PLACE, MAILSTOP 015  
GREENVILLE, SC 29601

*Patty Brooks*

PATTY BROOKS, J.C. BROOKS OR CARLETTA WHITE  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Nichole Stephens Certificate of Posting 701 N. 3rd St Stratford, TX  
and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 1st of Dec 2017 filed at the office of the SHERMAN County Clerk and caused to be posted at 79084  
the SHERMAN County courthouse this notice of sale.

Nichole Stephens  
Declarant's Name: Nichole Stephens  
Date: 12-1-17

FILED  
GINA GRAY  
COUNTY & DISTRICT CLERK  
Filed 12/01/2017 02:53:39 PM  
SHERMAN COUNTY TEXAS  
BY N. Stephens DEPUTY

TEJAS TRUSTEES SERVICES  
14800 LANDMARK BLVD  
SUITE 850  
DALLAS, TX 75254

STATE OF TEXAS COUNTY OF SHERMAN  
I hereby certify that this instrument was FILED on the date  
and time and in the Volume and Page stamped hereon by  
me and was duly RECORDED in the Official Public  
Records of Sherman County, Texas.  
GINA GRAY, COUNTY CLERK  
SHERMAN COUNTY, TEXAS  
BY N. Stephens DEPUTY



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CLERK # 2017-00047

**EXHIBIT "A"**

LOTS 3, 4, AND 5, BLOCK 32, ORIGINAL TOWN OF STRATFORD, SHERMAN COUNTY, TEXAS, ACCORDING OR THE MAP OR PLAT THEREOF, OF RECORD IN VOLUME 9, PAGE 636 OF THE DEED RECORDS OF SHERMAN COUNTY, TEXAS.



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