

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.

10:25 FILED A.
AT ___ O'CLOCK ___ M

OCT 30 2017

JC Perez, Clerk, Jim Wells Co, Texas
By: *[Signature]* Deputy

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

Date: December 05, 2017

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

Place: THE SOUTH DOOR OF THE JIM WELLS 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 February 18, 2015 and recorded in Document CLERK'S FILE NO. 435465 real property records of JIM WELLS County, Texas, with JOEL TRIGO AND LAURA TRIGO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOEL TRIGO AND LAURA TRIGO, securing the payment of the indebtednesses in the original principal amount of \$194,750.00, 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 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. 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

[Handwritten Signature]

SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JIM WELLS County Clerk and caused to be posted at the JIM WELLS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000006815021

EXHIBIT "A"

TRACT I:

LOT TWENTY (20), WILD WOOD MEADOWS, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 11, PAGE 78, MAP RECORDS OF JIM WELLS COUNTY, TEXAS.

TRACT II:

A 2.33 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 200.35 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1008, PAGE 399, OFFICIAL RECORDS OF JIM WELLS COUNTY, TEXAS. SAID 2.334 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE COMMON NORTH CORNER OF LOTS 19 AND 20, WILD WOOD MEADOWS, AS SHOWN ON A MAP RECORDED IN VOLUME 11, PAGE 78, MAP RECORDS JIM WELLS COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF SAID 200.35 ACRES, AND FOR THE SOUTHWEST CORNER OF THIS SURVEY, FROM WHENCE A 5/8" IRON ROD FOUND IN THE NORTH RIGHT OF WAY OF FARM TO MARKET HIGHWAY 2044, FOR THE COMMON SOUTH CORNER OF SAID LOTS 19 AND 20, BEARS SOUTH 00° 36' 48" EAST, A DISTANCE OF 930.59 FEET.

THENCE NORTH 00° 37' 18" WEST, A DISTANCE OF 437.08 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF A 198.48 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 581, PAGE 645, OFFICIAL RECORDS, JIM WELLS COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF SAID 200.35 ACRES, AND FOR THE NORTHWEST CORNER OF THIS SURVEY.

THENCE WITH THE SOUTH LINE OF SAID 198.48 ACRES, NORTH 89° 20' 43" EAST, A DISTANCE OF 231.87 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 323.9 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 821, PAGE 226, OFFICIAL RECORDS JIM WELLS COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THIS SURVEY.

THENCE WITH THE WEST LINE OF SAID 323.9 ACRES, SOUTH 00° 46' 56" EAST, A DISTANCE OF 437.72 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 20 AND FOR THE SOUTHEAST CORNER OF THIS SURVEY.

THENCE WITH THE NORTH LINE OF SAID LOT 20, SOUTH 89° 30' 03" WEST, A DISTANCE OF 233.09 FEET TO THE POINT OF BEGINNING OF THIS SURVEY, AND CONTAINING 2.334 ACRE OF LAND, MORE OR LESS.



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