

FILED
AT 10:00 O'CLOCK AM
DEC 12 2016
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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.

JC Perez III, Co. Clerk, Jim Wells Co., Texas
Deputy

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

Date: January 03, 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 December 16, 2005 and recorded in Document VOLUME 932, PAGE 187 real property records of JIM WELLS County, Texas, with LUTHER E. ANDERSON AND REBECCA A. CRETORS, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUTHER E. ANDERSON AND REBECCA A. CRETORS, securing the payment of the indebtednesses in the original principal amount of \$75,735.53, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO FINANCIAL TEXAS, INC. 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

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: _____



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EXHIBIT "A"

SITUATED IN JIM WELLS COUNTY, TEXAS, TO-WIT

BEING THE SOUTH PORTION OF THE WEST 50 DEGREES OF LOT 6 AND THE EAST 25 DEGREES OF LOT 7 OF THE AUSTIN SUBDIVISION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, AS RECORDED IN VOLUME 3, PAGE 25, OF THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS, AND SAID 75' WIDE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (FOUND) IN THE NORTH LINE OF LINCOLN STREET AND THE SOUTH LINE OF LOT 7 OF SAID AUSTIN SUBDIVISION, FOR THE S.W. CORNER OF THIS TRACT AND FROM WHENCE THE EAST R.O.W, LINE OF KING STREET BEARS WEST, 375,0' AND FROM WHENCE THE S.E. CORNER OF SAID LOT 7 BEARS EAST, 25.01';

THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 7, A DISTANCE OF 120.00' TO A 5/8" IRON ROD (FOUND) FOR THE N.W. COMER OF THIS TRACT;

THENCE, NORTH 88° 15' E, ACROSS LOTS 7 AND 6, A DISTANCE OF 75.04' TO A 5/8" FROM ROD (FOUND) IN THE EAST LINE OF THE WEST 50' OF SAID LOT 6, FOR THE N.E. CORNER OF THIS TRACT;

THENCE, SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 6, A DISTANCE OF 122.29 TO A 5/8" IRON ROD (FOUND) IN THE NORTH LINE OF LINCOLN STREET AND THE SOUTH LINE OF LOT 6 FOR THE S.E. CORNER OF THIS TRACT;

THENCE, WEST, ALONG THE SOUTH LINE OF LOTS 6 AND 7, A DISTANCE OF 75.00' TO THE PLACE OR BEGINNING.



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