

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
AT 8:30 o'clock A M

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

Date: June 06, 2017

Time: The sale will begin at 1:00PM 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.

APR 24 2017
[Signature]
JC Perez III, Co Clk. Jim Wells Co, Texas
Deputy

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 10, 2003 and recorded in Document VOLUME 848, PAGE 189 real property records of JIM WELLS County, Texas, with ELENA VALERIO AND DAVID G VALERIO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ELENA VALERIO AND DAVID G VALERIO, securing the payment of the indebtednesses in the original principal amount of \$64,452.00, 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

[Signature]
DENISE RECTOR, JIM RECTOR, LESLYE EVANS, SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, OR BARBARA SANDOVAL

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 4.24.17 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: 4.24.17



EXHIBIT "A"

BEING 0.544 ACRES OF LAND, MORE OR LESS OUT OF A 2.666 ACRE TRACT DESIGNATED TO MRS. C.V. EASTERLING ON A PLAT ENTITLED "A SUBDIVISION OF THE WEST PART OF PASADENA GARDENS ADDITION" AS RECORDED IN VOLUME 3, PAGE 78 OF THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS AND SAID 0.5444 (CALLED 0.7459) ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 4" POST FOUND IN THE N.W. R.O.W. OF OLEANDER DRIVE FOR THE SOUTH CORNER OF AN 80' WIDE TRACT FORMERLY OF C.E. PYE AND FOR THE EAST CORNER OF THIS 0.544 ACRE TRACT AND FROM WHENCE THE EAST CORNER OF SAID MRS. C.V. EASTERLING 2.666 ACRE TRACT AND THE SOUTH CORNER OF THE S.H. LANCASTER 1.099 ACRE TRACT BEARS N 64 DEG 58' E, 80.00';

THENCE S 64 DEG 58' W, ALONG THE N.W. R.O.W. OF SAID OLEANDER DRIVE, A DISTANCE OF 56.20' TO A POINT FOR THE P.C. OF A CURVE TO THE LEFT AND A CORNER OF THIS TRACT;

THENCE, AROUND SAID CORNER TO THE LEFT OF RADIUS 154.27' AND LENGTH 173.93' AND THRU A SUBTENDED ANGLE OF 64 DEG 58' THE CHORD OF SAID CURVE BEARING S 32 DEG 29' W, AND HAVING A LENGTH OF 165.71', TO THE P.T. OF SAID CURVE AND A CORNER OF THIS TRACT;

THENCE, SOUTH ALONG THE WEST R.O.W. OF SAID OLEANDER DRIVE, A DISTANCE OF 33.37' (CALLED 52') TO AN IRON PIPE FOUND FOR THE N.E.CORNER OF A 128.1' WIDE TRACT DESCRIBED IN VOLUME 353, PAGE 504 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS FOR THE S.E.CORNER OF THIS TRACT;

THENCE, WEST ALONG THE NORTH LINE OF SAID 128.1' WIDE TRACT AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 74.00' TO A 5/8" IRON ROD SET NEAR A ROCK FENCE FOR THE S.W.CORNER OF THIS TRACT;

THENCE, N 20 DEG 02' 42"E, ALONG SAID ROCK FENCE, A DISTANCE OF 180.00' TO A 5/8" IRON ROD SET FOR THE P.C. OF A CURVE TO THE RIGHT AND A CORNER OF THIS TRACT:

THENCE, AROUND SAID CORNER TO THE RIGHT OF RADIUS = 199.48' AND LENGTH = 176.76' AND THRU A SUBTENDED ANGLE OF 50 DEG 44' 35", THE CHORD OF SAID CURVE HAVING A BEARING OF N 29 DEG 24' 37" E.AND LENGTH + 170.95' AND GENERALLY FOLLOWING A ROCK FENCE TO A 5/8" IRON ROD SET IN THE S.W. LINE OF SAID 80' WIDE TRACT FORMERLY OF C.E. PYE FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 29 DEG 25' E, ALONG THE S.W. LINE OF SAID C.E. PYE TRACT, A DISTANCE OF 139.0' TO THE PLACE OF BEGINNING AND CONTAINING 0.544 ACRE OF LAND, MORE OR LESS.



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