

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 8:03 o'clock A M

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

DEC 11 2017

Date: January 02, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

JC Perez III, Co. Clk. Jim Wells Co, Texas  
By *[Signature]* Deputy

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 March 26, 2004 and recorded in Document VOLUME 861, PAGE 658; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 871, PAGE 406 real property records of JIM WELLS County, Texas, with ADALBERTO MENDEZ JR. AND DALIA MENDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADALBERTO MENDEZ JR. AND DALIA MENDEZ, securing the payment of the indebtednesses in the original principal amount of \$94,713.00, 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 W.D. Larew, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12/11/17 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: *[Signature]*  
Date: 12/11/17



**EXHIBIT "A"**

SITUATED IN JIM WELLS COUNTY, TEXAS, TO WIT:

FIELD NOTES OF A 75 FEET BY 170 FEET TRACT OF LAND, BEING OUT OF AN 170 FEET X 750 FEET TRACT OF LAND CONVEYED FROM ESMERALDA NAVA VASQUEZ, ET AL, RAMON NAVA, JR., ET UX, ROEL C. NAVA, ET UX, AND GUADALUPE S. GARZA JENKS, ET VIR, TO RUBEN CONTRERAS, ET UX, BY WARRANTY DEED DATED JULY 25, 1994, AND RECORDED IN VOLUME 555, PAGES 629-634 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS;

SAID 75 FEET BY 170 FEET TRACT OF LAND IS OUT OF LOT 2, BLOCK U OF THE N.G. COLLINS FARM LOTS SUBDIVISION AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 72 OF THE TRANSCRIBED MAP RECORDS OF JIM WELLS COUNTY, TEXAS; IS ALSO OUT OF SIDNEY SPARKS ACRES, AN UNRECORDED SUBDIVISION;

SAID 75 FEET BY 170 FEET TRACT OF LAND IS COMPRISED OF A PORTION OF THE "LOS PRESENOS" SURVEY, ABSTRACT 281, IS SITUATED JUST OUTSIDE OF THE CITY LIMITS OF ALICE, TEXAS AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" FOUND IN THE SOUTH RIGHT OF WAY LINE OF SAN JOSE STREET, AT THE NORTHWEST CORNER OF SAID 75 FEET BY 170 FEET TRACT OF LAND, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 78 DEGREES 41' 04" E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SAN JOSE STREET, THE NORTH LINE OF SAID 75 FEET BY 170 FEET TRACT, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO A 5/8 IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE NORTHEAST CORNER OF THIS TRACT; WHENCE THE NORTHEAST CORNER OF SAID LOT 2, BLOCK U OF N.G. COLLINS FARM LOTS SUBDIVISION BEARS N 79 DEGREES 03' 00" E 976.50 FEET (BY DEED) TO A POINT AND N 10 DEGREES 57' 00" W 30.00 FEET (BY DEED) TO A POINT IN THE CENTERLINE OF SAID SAN JOSE STREET;

THENCE S 11 DEGREES 23' 40" E ACROSS SAID 75 FEET BY 170 FEET TRACT AND ALONG THE EAST LINE OF THIS TRACT, A DISTANCE OF 170.43 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE SOUTH LINE OF SAID 75 FEET BY 170 FEET TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 78 DEGREES 34' 32" WALONG THE SOUTH LINE OF SAID 75 FEET BY 170 FEET TRACT AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2" IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF SAID 75 FEET BY 170 FEET TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 11 DEGREES 23' 43" W ALONG THE WEST LINE OF SAID 75 FEET BY 170 FEET TRACT AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 170.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.294 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD;

BEARINGS IN THIS DESCRIPTION ARE BASED ON A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE.



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