

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 10:35 O'CLOCK A.M.

JAN 12 2018

J. Barrett, Co. Clerk, Jim Wells Co., Texas
By: *[Signature]* Deputy

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

Date: March 06, 2018

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.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2006 and recorded in Document VOLUME 947, PAGE 224 real property records of JIM WELLS County, Texas, with DINA C. GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DINA C. GARCIA, securing the payment of the indebtednesses in the original principal amount of \$82,215.00, 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, BARBARA SANDOVAL, OR VICKI HAMMONDS

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: _____



EXHIBIT "A"

FIELD NOTES TO DESCRIBE A 0.2093 ACRE TRACT OUT OF LOTS 5 AND 6, BLOCK 1, PITTSFIELD ADDITION, A MAP OF WHICH IS RECORDED IN VOLUME 4, PAGE 41, MAP RECORDS OF JIM WELLS COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED TO ARNOLDO SALINAS ETUX DATED AUGUST 22ND, 2005 AND RECORDED IN VOLUME 919, PAGE 354, OFFICIAL RECORDS OF JIM WELLS COUNTY, TEXAS, SAID 0.2093 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" STEEL ROD (FOUND) IN THE EAST R.O.W. LINE OF PEYTON AVE. (50' R.O.W.) FOR THE S.W. CORNER OF A CALLED 0.213 ACRE TRACT RECORDED IN VOLUME 390, PAGE 157, DEED RECORDS OF JIM WELLS COUNTY, TEXAS AND THE N.W. CORNER OF THIS TRACT FROM WHENCE THE N.W. CORNER OF SAID LOT 5 BEARS NORTH 7.50';

THENCE, N-89 DEG.-58'-00"-E, A DISTANCE OF 130.08' A POINT IN THE WEST LINE OF A 16' ALLEY FOR THE N.E. CORNER OF SAID LOT 5, THE S.E. CORNER OF LOT 4, THE S.E. CORNER OF SAID 0.213 ACRE TRACT AND THE N.E. CORNER OF THIS TRACT FROM WHENCE A 1/2" STEEL ROD (FOUND) BEARS N-89 DEG.-58'-00"-E, 1.71';

THENCE, SOUTH, ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 48.84' TO A 2" PIPE (FOUND) FOR AN EXTERIOR CORNER OF SAID LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S-17 DEG.-29'-15"-W, CONTINUING ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 28.72' TO A 5/8" STEEL ROD (FOUND) FOR THE S.E. CORNER OF SAID LOT 5, THE N.E. CORNER OF SAID LOT 6, THE N.E. CORNER OF A CALLED 0.203 ACRE TRACT RECORDED IN VOLUME 555, PAGE 900, DEED RECORDS OF JIM WELLS COUNTY, TEXAS AND THE S.E. CORNER OF THIS TRACT;

THENCE, N-84 DEG.-45'-05"-W, A DISTANCE OF 121.96' TO A 5/8" STEEL ROD (FOUND) IN SAID R.O.W. LINE FOR THE N.W. CORNER OF SAID 0.203 ACRE TRACT AND THE S.W. CORNER OF THIS TRACT;

THENCE, NORTH, ALONG SAID R.O.W. LINE AT 7.50' PASS THE S.W. CORNER OF SAID LOT 5 AND THE N.W. CORNER OF SAID LOT 6, IN ALL A DISTANCE OF 65.00' TO THE POINT OF BEGINNING AND CONTAINING 0.2093 ACRES MORE OR LESS.



NOS00000005763487