

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.**

9:52 FILED  
AT O'CLOCK AM

JUL 18 2017

JC Perez, Jr., Co. Clerk of the Wells County  
By [Signature] Deputy

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

Date: September 05, 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.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 16, 2005 and recorded in Document VOLUME 910, PAGE 868, AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 925 PAGE 348 real property records of JIM WELLS County, Texas, with THERESA SIMMONS AND CHRISTOPHER SIMMONS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THERESA SIMMONS AND CHRISTOPHER SIMMONS, securing the payment of the indebtednesses in the original principal amount of 170,233.00, 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 of Denise Rector]

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 \_\_\_\_\_ 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"

LOT 12, PLEASANT VALLEY ESTATES, JIM WELLS COUNTY, TEXAS, AS SET OUT IN THE MAP OR PLAT THEREOF  
RECORDED IN VOL. 10, PAGE 90, MAP RECORDS, JIM WELLS COUNTY, TEXAS.



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