

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.

9-32 FILED
AT O'CLOCK AM
JAN 29 2018
JC Perez III, Co. Clk, Jim Wells Co., Texas
By 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.

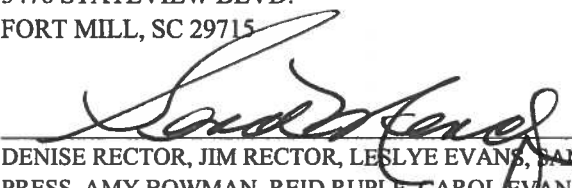
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 12, 2013 and recorded in Document CLERK'S FILE NO. 426108 real property records of JIM WELLS County, Texas, with JULIAN M ORTIZ SR AND MICHELLE M ORTIZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIAN M ORTIZ SR AND MICHELLE M ORTIZ, securing the payment of the indebtednesses in the original principal amount of \$90,000.00, 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


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: _____



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EXHIBIT "A"

MEDINA ENGINEERING & SURVEYING
VICTOR S. MEDINA, RPLS
4531 AYERS STREET, SUITE 225
CORPUS CHRISTI, TEXAS 78415

PHONE: (361) 877-1255
FAX: (361) 993-2955

AUGUST 5, 2013

JOB NO. 1354

FIELDNOTE DESCRIPTION OF A 0.266 ACRE TRACT OF LAND BEING OUT OF LOTS 2 AND 3, BLOCK 2, KATHALEEN HEIGHTS ADDITION NO. 2, AN ADDITION TO ALICE, JIM WELLS COUNTY, TEXAS, AS SHOWN ON MAP RECORDED IN VOLUME 4, PAGE 43, MAP RECORDS OF JIM WELLS COUNTY, TEXAS, SAID 0.266 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, AND SAME POINT BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF N. TEXAS BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF LINCOLN STREET;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 3, AND SAID LOT 2, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. TEXAS BOULEVARD, AT 89.10 FEET PASS THE NORTHWEST CORNER OF SAID LOT 3, SAME POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND CONTINUE FOR A TOTAL DISTANCE OF 142.60 FEET TO A 1/2" STEEL ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, SAME POINT BEING AT THE SOUTHWEST CORNER OF A 20 FOOT WIDE ALLEY;

THENCE N 79 DEGREES 03' 00" E, ALONG THE NORTH LINE OF THIS TRACT, SAME BEING THE SOUTH LINE OF SAID 20 FOOT WIDE ALLEY, 69.27 FEET TO A 5/8" STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 10 DEGREES 57' 00" E, AT 52.53 FEET PASS THE SOUTH LINE OF SAID LOT 2, SAME BEING THE NORTH LINE OF SAID LOT 3, AND CONTINUE FOR A TOTAL DISTANCE OF 140.00 FEET TO A 5/8" STEEL ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME POINT BEING IN THE SOUTH LINE OF SAID LOT 3, AND SAME POINT BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID LINCOLN STREET;

THENCE S 79 DEGREES 03' 00" W, ALONG THE SOUTH LINE OF SAID LOT 3, AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LINCOLN STREET, 96.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.266 ACRES.

NOTE:
BEARINGS ARE BASED ON KATHALEEN HEIGHTS ADDITION NO. 2, AN ADDITION TO ALICE, JIM WELLS COUNTY, TEXAS, AS SHOWN ON MAP RECORDED IN VOLUME 4, PAGE 43, MAP RECORDS OF JIM WELLS COUNTY, TEXAS.



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