

FILED
AT 10:05 O'CLOCK AM

FEB 08 2018

702 Parr Drive, Alice, TX 78332

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

18-006187

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.

1. Date, Time, and Place of Sale.

Date: 4/3/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Jim Wells County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/29/2010 and recorded in the real property records of Jim Wells County, TX and is recorded under Clerk's File/Instrument Number, 404043 with Abel Ramirez and Tabatha Garcia (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Continental Mortgage, Ltd mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Abel Ramirez and Tabatha Garcia, securing the payment of the indebtedness in the original amount of \$68,732.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT THIRTEEN (13), BLOCK SEVEN (7) OF REPLAT OF A PORTION OF SCHALLERT ADDITION, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 18 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS.



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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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Denise Rector
SUBSTITUTE TRUSTEE
Denise Rector, Jim Rector, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Leslye Evans
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF JIM WELLS

Before me, the undersigned authority, on this day personally appeared DENISE RECTOR, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of FEB, 2018.



Audrey Mae Owens
NOTARY PUBLIC in and for
JIM WELLS COUNTY
My commission expires: 2019
Print Name of Notary:
AUDREY MAE OWENS

CERTIFICATE OF POSTING

My name is DENISE RECTOR, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on FEB 8, 2018 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.

Denise Rector
Declarants Name: DENISE RECTOR
Date: FEB 8, 2018