

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: January 02, 2018

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 14, 2015 and recorded in Document VOLUME 409, PAGE 184 real property records of JONES County, Texas, with DAVID SANCHEZ SR AND SONIA SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID SANCHEZ SR AND SONIA SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$66,500.00, 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

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, L.L.P
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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE
DATE 12/11/17 TIME 10:15 am
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY:



NOS00000007133309

EXHIBIT 'A'

BEING 0.342 ACRE TRACT OF LAND INCLUDES THE WEST 90 FEET OF LOT 12 AND THE SOUTH AND WEST PART OF LOT 11 AND THE NORTH 35 FEET OF LOT 10 ALL OF BLOCK 195 OF THE BUIE, HANNA AND MORROW ADDITION TO THE TOWN OF ANSON, JONES COUNTY, TEXAS BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" CAPPED REBAR BEING THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF SAID BLOCK 195 300.00 FEET NORTH OF A RECOVERED CAPPED REBAR BEING THE SOUTHWEST CORNER OF BLOCK 195 AND 219.98 FEET SOUTH OF A RECOVERED 1.25" PIPE SET ON THE EAST LINE OF AVENUE K. THIS NORTH-SOUTH LINE IS THE BEARING BASE FOR THIS SURVEY.

THENCE EAST WITH THE NORTH LINE OF LOT 12 A DISTANCE OF 90.00 FEET TO A SET 1/2" CAPPED REBAR BEING THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 80.00 FEET TO A SET 1/2" CAPPED REBAR LOCATED UNDER A CARPORT;

THENCE EAST 50.00 FEET TO A SET 1/2" CAPPED REBAR SET ON THE EAST LINE OF LOT 11 BEING THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH PASSING THE NORTHEAST CORNER OF LOT 10 AT 20.00 FEET CONTINUING A TOTAL DISTANCE OF 55.00 FEET TO A SET 1/2" CAPPED REBAR SET ON THE EAST LINE OF LOT 10 BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST 140.00 FEET TO A SET 1/2" CAPPED REBAR BEING THE SOUTHWEST CORNER OF THIS TRACT ON THE WEST LINE OF LOT 10 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 10;

THENCE NORTH 135.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.342 ACRES, MORE OR LESS.

