

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: April 03, 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 August 22, 2002 and recorded in Document VOLUME 174, PAGE 481 real property records of JONES County, Texas, with DIANNA BERNAL, grantor(s) and ABILENE MORTGAGE, INC., D/B/A ABILENE GUARANTY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DIANNA BERNAL, securing the payment of the indebtednesses in the original principal amount of \$54,051.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DELAWARE TRUSTEE AND U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS CO-TRUSTEE FOR GOVERNMENT LOAN SECURITIZATION TRUST 2011-FV1 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.
ONE HOME CAMPUS
DES MOINES, IA 50328

TERRY BROWDER, MARSHA MONROE, LAURA BROWDER, STEFANIE MORGAN, JONATHAN SCHENDEL,
RAMIRO CUEVAS, FRÉDERICK BRITTON, DOUG WOODARD, OR KRISTIE ALVAREZ

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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED NOTICE
DATE 4/29/18 TIME 10:30 am
Lee Ann Jennings
JONES COUNTY CLERK, JONES CO., TX
BY: Ruby Adams





BEING ALL OF LOTS NOS. ONE (1), TWO (2), AND THREE (3), ALL IN BLOCK NO. 208 OF THE JOHNSON ADDITION TO THE TOWN OF ANSON, JONES COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF JONES COUNTY, TEXAS



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