

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: September 05, 2017

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

Place: THE FRONT PORCH ON THE EASTERLY SIDE OF THE RUFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Accepted for Filing in

Refugio County, TX

AUG 14, 2017 10:17 AM

by Ashley Borjas

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 16, 2007 and recorded in Document VOLUME 205, PAGE 175 real property records of REFUGIO County, Texas, with FRANCES HERRING, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANCES HERRING, securing the payment of the indebtedness in the original principal amount of \$78,000.00, 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 Mortgagor. 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



JO WOOLSEY, BOB FRISCH, JAMIE STEEN, OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001



NOS00000006535173

Page 1 of 3

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the REFUGIO County Clerk and caused to be posted at the REFUGIO County courthouse this notice of sale.

Declarant's Name: _____
Date: _____



BEING A PARCEL OR TRACT OF LAND ABUTTING ON TEXAS HIGHWAY NO. 128 AND BEING COMPRISED OF PORTIONS OF LOTS NO. FOUR (4) FIVE (5) AND SIX (6) IN BLOCK NO. ONE (1) IN THE HENRY HEARD ADDITION TO THE TOWN OF REFUGIO, REGUGIO COUNTY, TEXAS ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID ADDITION AS DULY RECORDEDIN THE MAP AND PLAT RECORDS OF REFUGIO OCUNTY, TEXAS, IN VOL. 1. PAGE 68, WHICH SAID TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOW, TO-WIT:

BEGINNING AT A POINT IN THE N. W. RIGHT OF WAY BOUNDARY OF TEXAS HIGHWAY NO. 128 FOR THE S. CORNER OF THIS TRACT, FROM WHENCE THE S. CORNER OF LOT 5 AND THE E. CORNTER OF LOT 3 OF THE HENRY ADDITION BEARS N. 43 DEG. 15' E., 5 FEET;

THENCE N. 46 DEG. 45' W., AT 150 FEET LEAVE LOT 6 AND ENTER LOT 4, AT 223 FEET THE W. CORNER OF THIS TRACT;

THENCE N. 43 DEG. 15' E., 5 FEET TO A CORNER OF THIS TRACT;

THENCE S. 46 DEG. 45' E., 2.5 FEET TO A CORNER OF THIS TRACT;

THENCE N. 43 DEG. 15' E., 48 FEET TO THE S. LINE OF A 60 FOOT STREET LYING BETWEEN SUBDIVISIONS 10 AND 12 OF THE REFUGIO TOWN COMMONS, FOR THE N. CORNER OF THIS TRACT;

THENCE S. 81 DEG. E., WITH THE S. LINE OF SAID 60 FEET STREET, 85.29 FEET TO A CORNER OF THIS TRACT;

THENCE S. 46 DEG. 45' E., ACROSS SAID LOT FIVE 152.8 FEET TO THE N.W. RIGHT OF WAY BOUNDARY OF TEXAS HIGHWAY 128 FOR THE E. CORNER OF THIS TRACT;

THENCE S. 43 DEG. 15' W., WITH THE N. W. RIGHT OF WAY OF SAID HIGHWAY, 101 FEET TO THE PLACE OF BEGINNING.