

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: November 01, 2016

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

Place: THE FRONT STEPS ON THE EAST SIDE OF THE IRION 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 January 31, 2014 and recorded in Document CLERK'S FILE NO. 20140030847 real property records of IRION County, Texas, with REGINA SORRELLS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REGINA SORRELLS, securing the payment of the indebtednesses in the original principal amount of \$112,422.00, 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

David Carrillo by Dimitri Lozano

SHELLY HENDERSON, CHELSEA BROOKS, STACY RAPIER, OR DAVID CARRILLO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Dimitri Lozano and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/10/2016 I filed at the office of the IRION County Clerk and caused to be posted at the IRION County courthouse this notice of sale.

D.A. Lozano  
Declarant's Name: Dimitri Lozano  
Date: 10/10/2016

FILED  
THE 11 DAY OF October, 2016  
AT O'CLOCK 9:40AM

CO./DIST. CLERK, IRION COUNTY, TEXAS  
BY Mandy Daulton  
DEPUTY



**EXHIBIT "A"**

ALL OF LOTS SIX (6), SEVEN (7) AND EIGHT (8), BLOCK FIFTY (50), TOWN OF MERTZON, IRION COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAID TOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF IRION COUNTY, TEXAS.



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