

1515 FALCON AVENUE
ZAPATA, TX 78076

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
Filed for Record in:
ZAPATA COUNTY
On: Mar 12, 2018 at 12:15P

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.

3.00

REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.
Mary Joana Villarreal-Bonanza
ZAPATA COUNTY CLERK

1. Date, Time, and Place of Sale.

Date: May 01, 2018

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place COURTHOUSE STEPS ON THE NORTH SIDE OF THE ZAPATA COUNTY COURTHOUSE
FRONTING ON 7TH AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS' COURT
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 December 03, 2009 and recorded in Document INSTRUMENT NO. 2009-00157920 real property records of ZAPATA County, Texas, with LEE ROY SALINAS AND ERIKA ELIZABETH SALINAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEE ROY SALINAS AND ERIKA ELIZABETH SALINAS, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, 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


ARNOLD MENDOZA, SANDRA MENDOZA, CONNIE MEDLEY, MONTY MEDLEY, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, MONTGOMERY MEDLEY, CONNIE COBB, CONSTANCE LEWIS, CLYDE COBB, SARAH CHAMPINE, LUIS GARCIA, BOB FRISCH, WILHELM D. LAREW OR LESLYE EVANS
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 ZAPATA County Clerk and caused to be posted at the ZAPATA County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

SITUATED IN ZAPATA COUNTY, TEXAS, THE SURFACE ONLY OF LOTS NUMBER TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), BLOCK NUMBER ONE HUNDRED NINETY (190), MANUEL MEDINA REALTY COMPANY ADDITION TO THE TOWNSHIP OF ZAPATA AS RECORDED IN VOLUME 3, PAGE 52 ZAPATA COUNTY PLAT OR MAP RECORDS, ZAPATA COUNTY, TEXAS WITH ALL IMPROVEMENTS THEREON



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