

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: May 02, 2017

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

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 December 23, 2005 and recorded in Document VOLUME 432, PAGE 280 real property records of WILLACY County, Texas, with FRANCISCA VILLEGAS, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANCISCA VILLEGAS, securing the payment of the indebtednesses in the original principal amount of \$75,000.00, 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 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

JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, OR ARNOLD MENDOZA

Substitute Trustee

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

Posted 4/10/17
FILED
COUNTY COURT

APR 10 2017

TERRY FLORES, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY



446 W TAMPICO
RAYMONDVILLE, TX 78580

0000006143150
Date of Sale: 05/02/2017

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

Declarants Name: _____
Date: _____

0000006143150

WILLACY



LOTS THIRTEEN (13) TO SEVENTEEN (17), BOTH INCLUSIVE, IN BLOCK SEVEN (7) OF SANTA ANNA ADDITION NO. ONE (1), TO THE CITY OF RAYMONDVILLE, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF WILLACY COUNTY, TEXAS.