

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

#3

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: February 06, 2018

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

Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR 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 March 01, 2013 and recorded in Document CLERK'S FILE NO. 2013-1012 real property records of GAINES County, Texas, with GLORIANA HERNANDEZ AND GLORIA HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GLORIANA HERNANDEZ AND GLORIA HERNANDEZ, securing the payment of the indebtedness in the original principal amount of \$105,061.00, 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

Jonathan Schendel

JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, SHELLEY NAIL, DONNA TROUT, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee
c/o BARRETT DAFFIN FRAPPER 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 GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Declarant's Name: _____
Date: _____

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— FILED —
1-12-18 - 11:00 A.M.
Vicki Phillips, County Clerk
Gaines County, Texas
Jackie Smith



NOS0000067212004



THE NORTH FORTY-EIGHT FEET (48') OF LOT ONE (1), BLOCK TWELVE (12), SUNSET ACRES ADDITION TO THE TOWN OF SEMINOLE, GAINES COUNTY, TEXAS; BUT LESS THE OIL, GAS AND OTHER MINERALS WHICH HAS THE ADDRESS OF 200 SOUTHWEST 17TH STREET, SEMINOLE, TX 79360-4012



NC50000007212004