

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 October 02, 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 September 22 2009 and recorded in Document CLERK'S FILE NO. 2009-4078 real property records of GAINES County, Texas, with AARON JEFFRIES AND MISTY JEFFRIES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4 Obligations Secured. Deed of Trust or Contract Lien executed by AARON JEFFRIES AND MISTY JEFFRIES, securing the payment of the indebtedness in the original principal amount of \$191,369.00, and obligations thereon 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, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, KRISTIE AL VAREZ, SHELLY NAIL, DONNA TROUT, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO
Substitute Trustee

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

My name is David Carrillo and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8-28-18 I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: David Carrillo

Date: 8-28-18



NOS0000007070998

#21

FILED
8-28-18 - 8:55 AM
Vicki Phillips, County Clerk
Gaines County, Texas

Michelle Cain

#22

Notice of Substitute Trustee's Sale

TO: PANCHO TEICHROEB AND MARY F. TEICHROEB.

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. Properties to Be Sold. The properties to be sold are described as follows:

- Tract 1: The North Half (N/2) of the Northeast Quarter (NE/4) of Section 394, Block G, CCSD & RGNG RR CO Survey, Gaines County, Texas, SAVE AND EXCEPT that portion thereof described in and conveyed by Deed from M.S. Doss to the State of Texas, dated February 11, 1936, recorded in Vol. 44, Page 51, Deed Records of Gaines County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals.
- Tract 2: All of Section 304, Block G, CCSD & RGNG Ry Co Survey, Gaines County, Texas, lying Northeast of State Highway 214, SAVE AND EXCEPT all oil, gas, and other minerals.
- Tract 3: The Southeast One-Fourth (SE/4) of Section 305, Block G, CCSD & RGNG Ry Co Survey, Gaines County, Texas; SAVE AND EXCEPT all oil, gas, and other minerals.

subject to any and all conditions and restrictions, outstanding mineral reservations and casements of record, if any, relating to the above described property, to the extent, and only to the extent, that the same may be in full force and effect.

and

- Tract 1: The Northeast One-fourth (NE/4) of Section 13, Block A-7, Public School Land Survey, Gaines County, Texas, SAVE & EXCEPT a 4.59 acre tract of land located in the Southwest corner of the Northeast One-fourth (NE/4) of Section 13, Block A-7, Public School Land Survey, Gaines County, Texas, and being more particularly described as follows:

BEGINNING at a spindle set in paved County Road 247-1 at the Southwest corner of said NE/4 of Section 13, for the Southwest corner of this tract;

THENCE N.0°20'35" W. along said county road and along West line of said NE/4, a distance of 695.00 feet to a spindle set for the Northwest corner of this tract;

THENCE N.89°39'25"E., at 50.00 feet pass a set ½" iron rod with cap marked "NEWTON SURVEYING", in all 196.16 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for the most Northerly Northeast corner of this tract;

THENCE in a Southeasterly direction, along the arc of a circular curve (Radius-1320.00 feet Long Chord S.33°08'32"E. 191.60 feet) a distance of 191.85 feet to the most Easterly-Northeast corner of this tract;

THENCE S.0°20'35"E. 535.40 feet to the South line of said NE/4, for the Southeast corner of this tract, from which a ½" iron rod with cap marked "NEWTON SURVEYING" set in said South line of NE/4 bears N.89°57'45"E. 1020.00 feet;

THENCE S.89°57'45"W., along said South line of NE/4, at 270.0 feet pass a set ½" iron rod with cap marked "NEWTON SURVEYING", in all 300.00 feet to the place of beginning, SAVE & EXCEPT all oil, gas and other minerals.

Tract 2: The Northwest One-fourth (NW/4) of Section 12, Block A-7, Public School Land Survey, Gaines County, Texas; SAVE AND EXCEPT all oil, gas and other minerals.

subject to any and all conditions and restrictions, outstanding mineral reservations and easements of record, if any, relating to the above described property, to the extent, and only to the extent, that the same may be in full force and effect.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust recorded under File Number 2013-0933 on February 27, 2013 of the Official Public Records of Gaines County, Texas; and modified by a Modification of Deed of Trust, File Number 2018-01931 filed on March 26, 2018 of the Official Public Records of Gaines County, Texas; and

The Deed of Trust recorded under File Number 2013-0928 on February 27, 2013 of the Official Public Records of Gaines County, Texas; and modified by a Modification of Deed of Trust, File Number 2018-01930 filed on March 26, 2018 of the Official Public Records of Gaines County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place.

Date: October 2, 2018.

Time: Between the hours of 10:00 a.m. and 4:00 p.m.

Place: Gaines County Courthouse, 101 South Main, Seminole, TX 79360, THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Deeds of Trust permit the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustees under the Deeds of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refined in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deeds of Trust permitting the Beneficiary thereunder to have the bid credited to the notes up to the amount of the unpaid debt secured by the Deeds of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deeds of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deeds of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deeds of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deeds of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deeds of Trust. Prospective bidders are advised to conduct an independent

investigation of the nature and physical condition of the property.

Pursuant to section 51.00075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustees.

Beneficiary has appointed Robert A. (Andy) Aycock, Joshua D. Frost or W.J. (Dub) Wade, Jr. of Field, Manning, Stone, Hawthorne & Aycock, P.C., as Substitute Trustee(s) under the Deeds of Trust. Beneficiary has instructed Substitute Trustees to offer the Real Property for sale toward the satisfaction of the Notes.

Notice is given that on the Date of Sale, Substitute Trustees will offer the Real Property Collateral for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

5. Type of Sale. The sales are a non-judicial deeds-of-trust lien and security interest foreclosure sales being conducted pursuant to the power of sale granted by the Deeds of Trust executed by Pancho Teichroeb and Mary F. Teichroeb.

The real property and personal property enumerated by the Deeds of Trust will be sold at the sale in accordance with the provisions of the Deeds of Trust and as permitted by the Texas Business and Commerce Code.

6. Obligations Secured. The Deeds of Trust provide that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the following Note:

[1] A Real Estate Lien Note given loan number 344886 dated February 26, 2013 in the original principal amount of \$562,900.00 accruing interest at the rate of 4.25% per annum payable in four (4) annual installments of \$51,687.59 each, including interest and one (1) final balloon installment of all remaining principal and interest due on or before March 15, 2018, said Real Estate Lien Note having been extended on or about May 21, 2018 allowing for all principal and interest due to be paid in full at the new maturity date of June 13, 2018; and

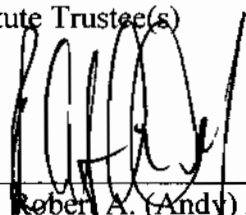
[2] A Real Estate Lien Note given loan number 344887 dated February 26, 2013 in the original principal amount of \$460,800.00 accruing interest at the rate of 4.25% per annum payable in four (4) annual installments of \$42,312.38 each, including interest and one (1) final balloon installment of all remaining principal and interest due on or before March 15, 2018, said Real Estate Lien Note having been extended on or about May 21, 2018 allowing for all principal and interest due to be paid in full at the new maturity date of June 13, 2018.

including all renewals and extensions of the above referenced Notes; and any and all present and future indebtedness of Pancho Teiehroeb and Mary F. Teiehroeb to First United Bank- Seagraves Branch. First United Bank – Seagraves Branch is the current owner and holder of the Obligations and is the Beneficiary under the Deeds of Trust.

Questions concerning the sale may be directed to Robert A. (Andy) Aycock, Joshua D. Frost or W.J. (Dub) Wade, Jr. of Field, Manning, Stone, Hawthorne & Aycock, P.C. 2112 Indiana Avenue, Lubbock, Lubbock County, Texas 79410 (806) 792-0810.

7. Default and Request to Act. Default has occurred under the Deeds of Trust, and the Beneficiary has requested the Substitute Trustees to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

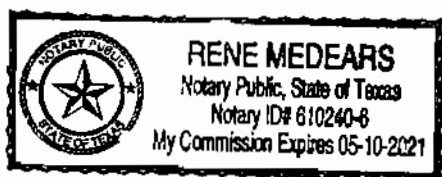
Substitute Trustee(s)

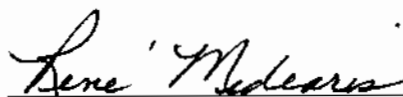
By: 
Robert A. (Andy) Aycock
State Bar No. 00789782
Joshua D. Frost
State Bar No. 240997711
W.J. (Dub) Wade, Jr.
State Bar No.00785158

THE STATE OF TEXAS


COUNTY OF LUBBOCK

BEFORE ME, the undersigned authority, on this 7th day of September, 2018, personally appeared Robert A. (Andy) Aycock, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.




Notary Public, State of Texas

Notice of Substitute Trustee's Sale

—FILED—
9-10-18 - 10:50am
Vicki Phillips, County Clerk
Gaines County, Texas


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