

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.

FILED FOR RECORD
AT 10:21 O'CLOCK A.M

MAR 13 2017

ELODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
BY: *[Signature]* DEPUTY

1. **Date, Time, and Place of Sale.**

Date: April 04, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE DUVAL 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 November 28, 2005 and recorded in Document VOLUME 409, PAGE 150 real property records of DUVAL County, Texas, with HECTOR E SANCHEZ JR AKA HECTOR E. SANCHEZ AND MARTHA RODRIGUEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR E SANCHEZ JR AKA HECTOR E. SANCHEZ AND MARTHA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$52,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SASCO MORTGAGE LOAN TRUST 2006-WF2 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

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
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 DUVAL County Clerk and caused to be posted at the DUVAL County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

SITUATED IN DUVAL COUNTY, TEXAS, TO-WIT:

FIELD NOTES FOR A TRACT OF LAND 50 FEET BY 150 FEET ON THE SOUTHEAST CORNER OF THE SOUTH .50 ACRE OF ACRE NO. 3 OF A SUBDIVISION OF 1/4 SURVEY 428, CERT. 69, U. LOTT GRANTEE, TOWN OF BENAVIDES, MORE PARTICULARLY DESCRIBED IN DEED DATED MARCH 6, 1946, FROM ROQUE BENAVIDES, ET AL TO JOSE C. SAENZ, RECORDED IN VOLUME 64, PAGE 59, DEED RECORDS OF DUVAL COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1.0 FOOT DIAMETER WOODEN POST FOR THE SOUTHEAST CORNER OF LOT 6, BLOCK 1, TOBIN ADDITION, RECORDED IN VOLUME 6A, PAGE 49 OF THE MAP RECORDS OF DUVAL COUNTY, TEXAS;

THENCE NORTH 74° 50' EAST ALONG THE NORTH RIGHT OF WAY LINE OF PALACIOS STREET, FOR A DISTANCE OF 74.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND POINT OF BEGINNING;

THENCE NORTH 15° 10' WEST FOR A DISTANCE OF 150.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 74° 50' EAST FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 15° 10' EAST FOR A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF PALACIOS STREET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 74° 50' WEST FOR A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 7500.0 SQUARE FEET, MORE OR LESS.



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