

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 10:47 O'CLOCK A M**

JAN 13 2017

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

1. Date, Time, and Place of Sale.

Date: February 07, 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 September 15, 2000 and recorded in Document VOLUME 0294, PAGE 571 real property records of DUVAL County, Texas, with PEDRO RODRIGUEZ, grantor(s) and FRANKLIN AMERICAN MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PEDRO RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$71,400.00, 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

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: _____



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EXHIBIT "A"

LOT 4, 5 AND 6, BLOCK 80, ORIGINAL TOWN OF SAN DIEGO, DUVAL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF OF RECORD IN VOLUME 20, PAGE 640, DEED RECORDS, DUVAL COUNTY, TEXAS, AND NOW FILED IN ENVELOPE 8, SLIDES 1 AND 2, MAP RECORDS, DUVAL COUNTY, TEXAS.



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