

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: January 07, 2014

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE SOUTH OUTSIDE STEPS OF THE ERATH 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 August 01, 2006 and recorded in Document VOLUME 1293, PAGE 0174 real property records of ERATH County, Texas, with TOMASA SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TOMASA SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$62,009.00, 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 as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

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



CAROLYN SMITH, R. BARRETT OR R. HUMPHRIES
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

9:45 POSTED
A.M. P.M.

DEC 17 2013
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY  DEPUTY



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EXHIBIT "A"

ALL THAT CERTAIN 3.32 ACRE TRACT OF LAND OUT OF THE HANCOCK SMITH SURVEY, ABSTRACT NO. 681 IN ERATH COUNTY, TEXAS, BEING PART OF A 29.64 ACRE TRACT DESCRIBED IN A DEED FROM MORGAN GARRETT ET UX TO AUBREY ALLEN ET UX, DATED OCTOBER 21, 1988 AND RECORDED IN VOLUME 756, PAGE 84 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND IN COUNTY ROAD NO. 185, BEING THE NW CORNER OF A 23.14 ACRE TRACT DESCRIBED IN A DEED FROM MORGAN GARRETT ET UX TO AUBREY ALLEN ET UX, DATED JUNE 15, 1994 AND RECORDED IN VOLUME 868, PAGE 515 OF THE DEED RECORDS OF ERATH COUNTY, TEXAS;

THENCE N. 59 DEG 38' 03" E., ALONG THE NORTH LINE OF SAID 23.14 ACRE TRACT, 1594.93' TO AN IRON ROD FOUND AT THE NW CORNER OF SAID 29.64 ACRE TRACT FOR THE NW CORNER AND BEGINNING CORNER OF THE HEREINAFTER DESCRIBED TRACT;

THENCE N. 59 DEG. 38' 03" E., ALONG THE NORTH LINE OF SAID 29.64 ACRE TRACT, 217.89' TO AN IRON ROD SET, FOR THE NE CORNER OF THIS TRACT;

THENCE S. 28 DEG. 54' 31" E., AT 9.98' PASS AN IRON ROD SET IN THE SOUTH LINE OF COUNTY ROAD, CONTINUING IN ALL 92.55' TO AN IRON ROD SET, S. 13 DEG. 50' 22" E., 150.20' TO AN IRON ROD SET, S. 17 DEG. 49' 44" E., 141.71' TO AN IRON ROD SET AND S. 23 DEG. 51' 00" E., 264.46' TO AN IRON ROD SET IN THE NORTH LINE OF A 148.0 ACRE TRACT DESCRIBED IN A DEED FROM D.W. OVERMAN ET UX TO AUBREY ALLEN ET UX, DATED NOVMEBER 21, 1972 AND RECORDED IN VOLUME 482, PAGE 184 (SEE VOLUME 387, PAGE 434, FOR DESCRIPTION) OF THE DEED RECORDS OF ERATH COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT;

THENCE S. 59 DEG. 26' 15" W., ALONG THE SOUTH LINE OF SAID 29.64 ACRE TRACT, 241.57' TO AN IRON FOUND, FOR THE SW CORNER OF SAID 29.64 ACRE TRACT, FOR THE SW CORNER OF THIS TRACT;

THENCE N. 18 DEG. 53' 47" W., ACROSS A PASTURE, AT 642.41' PASS AN IRON ROD SET IN THE SOUTH LINE OF SAID COUNTY ROAD, CONTINUING IN ALL 651.44' TO THE POINT OF BEGINNING AND CONTAINING 3.32 ACRES OF LAND, MORE OR LESS, INCLUDING 0.05 ACRES IN COUNTY ROAD, SAID LAND NOW KNOWN AS TRACT 10 OF EVERGREEN ADDITION, PHASE TWO, AN ADDITION IN THE HANCOCK SMITH SURVEY, A-681, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT TEHREOF RECORDED IN CABINET A, SLIDE 356B, PLAT RECORDS OF ERATH COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED TO JESSE TORRES AND HAZEL TORRES, DATED JANUARY 9, 2001, RECORDED IN VOLUME 1061, PAGE 946, REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS.



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