

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: November 03, 2015

Time: The sale will begin at 10:00AM 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 January 15, 2003 and recorded in Document VOLUME 1107, PAGE 0745 real property records of ERATH County, Texas, with THERESA A. HODGE, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THERESA A. HODGE, securing the payment of the indebtednesses in the original principal amount of \$97,530.00, 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

R. Humphries

GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, AARTI PATEL OR FREDERICK BRITTON

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

My name is Rebecca Humphries, Certificate of Posting and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/12/15 I filed at the office of the ERATH County Clerk and caused to be posted at the ERATH County courthouse this notice of sale.

Declarant's Name: Rebecca Humphries
Date: 10/12/15

POSTED
_____ A.M. 1:50 P.M.

OCT 13 2015

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By [Signature] Deputy



EXHIBIT "A"

LOT 3 IN THE TERRANCE HILLS SUBDIVISION OF 15.426 ACRES IN THE J.B. ROBERTSON SURVEY, A-650, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 266B, PLAT RECORDS, ERATH COUNTY, TEXAS.

