

**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**  
10:00am  
JAN 2 2018

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
By: *Mary Sanchez* Deputy

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

Date: February 06, 2018

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

Place: THE EAST STEPS OF THE PECOS 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 June 14, 2007 and recorded in Document VOLUME 354, PAGE 182; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2017-148543 real property records of PECOS County, Texas, with ROBERT B. DUARTE AND MAYRA A. VELAZQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT B. DUARTE AND MAYRA A. VELAZQUEZ, securing the payment of the indebtednesses in the original principal amount of \$98,000.00, 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

*Shelley Nail by Chelsea Brooks*

SHELLEY NAIL, DONNA TROUT, FREDERICK BRITTON, FAITH FLORES, ROBERT GOMEZ, MATT HANSEN, ALEENA LITTON, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, STACY RAPIER, JOHN MCCARTHY, OR DAVID CARRILLO

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 PECOS County Clerk and caused to be posted at the PECOS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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EXHIBIT "A"

ALL OF LOTS ONE (1) AND TWO (2), IN BLOCK TWO HUNDRED SEVENTY-SEVEN (277), ORIENT ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT NOW OF RECORD IN CABINET 1, PAGE 10 A & B, PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS



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