

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 02, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE HOCKLEY 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 February 24, 2006 and recorded in Document VOLUME 781, PAGE 166, AS AFFECTED BY MODIFICATION IN VOLUME 1054 PAGE 421 real property records of HOCKLEY County, Texas, with MIGUEL MANCILLAS JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MIGUEL MANCILLAS JR, securing the payment of the indebtednesses in the original principal amount of \$72,381.00, 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



JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, KRISTIE ALVAREZ, RONALD BYRD, KEVIN KAY, JAY JACOBS, 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 David Card, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-29-18 I filed at the office of the HOCKLEY County Clerk and caused to be posted at the HOCKLEY County courthouse this notice of sale.

Declarants Name: David Card
Date: 10-29-18



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HOCKLEY

EXHIBIT "A"

ALL OF LOT FIFTEEN (15) OF THE CACTUS SQUARE ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 229, PLAT RECORDS, HOCKLEY COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
DATE: 05/20/2018 AT 10:29A

Amount 3.00

Jennifer Polanco
Hockley County Clerk
BY
Sara Kiser, Deputy
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE
RECORDED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW.



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