

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: June 05, 2018

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

Place: THE NORTH DOOR OF THE CRANE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

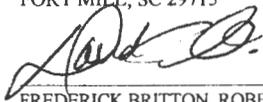
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 20, 2014 and recorded in Document VOLUME 570, PAGE 696 AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 600 PAGE 70 real property records of CRANE County, Texas, with MELLONI FAYE PEREZ AND URIEL ARTURO PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MELLONI FAYE PEREZ AND URIEL ARTURO PEREZ, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, 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



FREDERICK BRITTON, ROBERT GOMEZ, MATT HANSEN, CARY CORENBLUM, SHELLY NAIL, DONNA TROUT, SHELLEY NAIL, KRISTINA MCCRARY, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY OR DAVID CARRILO

Substitute Trustee

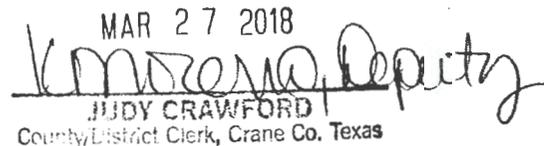
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

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

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

FILED  
At 11:20 O'Clock Q. M.

MAR 27 2018  
  
JUDY CRAWFORD  
County District Clerk, Crane Co. Texas



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**EXHIBIT "A"**

LOT THREE (3), IN BLOCK FIFTEEN (15), IN THE MOUNTAIN VIEW ADDITION, AN ADDITION TO THE CITY OF CRANE, CRANE COUNTY, TEXAS AS SAME IS SHOWN ON MAP OR PLAT OF SAID ADDITION NOW OF RECORD IN VOLUME 94, PAGE 374, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF CRANE COUNTY, TEXAS.



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