

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: February 06, 2018

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

Place: THE SOUTH ENTRANCE OF THE NUECES COUNTY COURTHOUSE FACING LIPAN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S 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 30, 2005 and recorded in Document CLERK'S FILE NO. 2005064222 real property records of NUECES County, Texas, with H JAN CRAIN AKA HELEN J CRAIN, grantor(s) and WELLS FARGO FINANCIAL TEXAS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by H JAN CRAIN AKA HELEN J CRAIN, securing the payment of the indebtednesses in the original principal amount of \$68,867.08, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO USA HOLDINGS, INC. 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

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW

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

Declarants Name: _____

Date: _____

Doc# 2018870018
Pages 2
01/12/2018 9:02AM
Official Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$8.00



NOS0000006645311

EXHIBIT "A"

BUILDING SITE NUMBER TEN (10), LOT ONE-R (1-R), BLOCK ONE (1), RIVER CANYON UNIT 1-A, COMMONLY KNOWN AS RIVER CANYON TOWNHOMES, A PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGES 46 AND 47, MAP RECORDS OF NUECES COUNTY, TEXAS, NUECES COUNTY, TEXAS, TOGETHER WITH THE EASEMENTS, UNDIVIDED INTEREST IN COMMON AREA, AND OTHER RIGHTS, TITLE, AND INTEREST THAT ARE APPURTENANT TO OWNERSHIP OF THE TOWNHOUSE PROPERTY UNDER THE TERMS OF THE PROPERTY OWNERS AGREEMENT, AS AMENDED FROM TIME TO TIME, AND THE PLAT OF THE SUBDIVISION.



NOS0000006645311