

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 07, 2017

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

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, 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 14, 2001 and recorded in Document CLERK'S FILE NO. 2001-0156947 real property records of COLLIN County, Texas, with JOE VILLARREAL, III AND SHYANN VILLARREAL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE VILLARREAL, III AND SHYANN VILLARREAL, securing the payment of the indebtednesses in the original principal amount of \$190,050.00, 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


PETE NANTIRUX FOR

MICHAEL HARRISON, BECKY HOWELL, MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL, CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS, WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK BRITTON, BRADLEY ROSS, EVAN PRESS, OR MATT HANSEN

Substitute Trustee

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

Pete Nantirux

Certificate of Posting

My name is Pete Nantirux and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on JAN 13 2017 I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.


Declarants Name: _____

Date: JAN 13 2017 Pete Nantirux

STACEY KENIP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

2017 JAN 13 PM 1:19

FILED



EXHIBIT "A"

BEING LOT 13 IN BLOCK B OF RIVERCHASE, PHASE I, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME M, PAGE 364 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.

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