

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 03, 2017

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

Place: THE SOUTHWEST FRONT DOOR EITHER INSIDE OR OUTSIDE OF THE COURTHOUSE WHICH FACES MAIN STREET 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 December 22, 2004 and recorded in Document VOLUME 684, PAGE 583 real property records of BANDERA County, Texas, with LORRAINE PARKER AND WILLIAM C PARKER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LORRAINE PARKER AND WILLIAM C PARKER, securing the payment of the indebtednesses in the original principal amount of \$71,354.00, 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

Dimitri Lozano

JOHN MCCARTHY, ZACH MCCARTHY, TOMMY GARZA, JOEL CORONADO, OR DIMITRI LOZANO
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 Dimitri Lozano, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12/12/16 I filed at the office of the BANDERA County Clerk and caused to be posted at the BANDERA County courthouse this notice of sale.

DA L

Declarant's Name: Dimitri Lozano
Date: 12/12/16

FILED
AT 1:23 O'CLOCK P M. ON

DEC 12 2016

CANDY WHEELER, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY Delia Guzal DEPUTY



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EXHIBIT "A"

BEING TRACT NO. 13, EXOTIC ACRES, UNIT 1, LOCATED IN BANDERA COUNTY, TEXAS, AS SET OUT IN MAP OR PLAT OF RECORD IN VOLUME 5, PAGE 3, MAP AND PLAT RECORDS, BANDERA COUNTY, TEXAS. SAID PROPERTY ALSO KNOWN AS SALES TRACT NO. 206.



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