

**ORIGINAL**

302 NORTHWEST THIRD STREET  
DIMMITT, TX 79027

FILED FOR RECO  
600000654807R

2017 JAN 30 PM 12:1

JOANNA BLANCO  
CASTRO COUNTY/DISTRICT C

**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: March 07, 2017

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

Place: THE FRONT FOYER OF THE CASTRO 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 October 02, 2000 and recorded in Document VOLUME 0253, PAGE 115 real property records of CASTRO County, Texas, with JUAN PABLO RODRIGUEZ, JR. AND LILIANA CRUZ, grantor(s) and FIRSTBANK SOUTHWEST, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN PABLO RODRIGUEZ, JR. AND LILIANA CRUZ, securing the payment of the indebtednesses in the original principal amount of \$36,697.00, 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



RONALD BYRD, JOSE A. BAZALDUA, ANTONIO BAZALDUA, STEFANIE MORGAN, JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, DOUG WOODARD, CHRIS DEMAREST, OR KRISTIE ALVAREZ  
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 CASTRO County Clerk and caused to be posted at the CASTRO County courthouse this notice of sale.

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



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**EXHIBIT "A"**

ALL OF LOT NUMBER EIGHT (8), BLOCK NUMBER ONE HUNDRED SEVEN (107), ORIGINAL TOWN OF DIMMITT, CASTRO COUNTY, TEXAS, AS SHOWN BY THE RECORDED MAP OR PLAT THEREOF OF RECORD IN VOLUME 3, PAGE 240, DEED RECORDS OF CASTRO COUNTY, TEXAS



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