

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: April 03, 2018

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

Place: AREA OUTSIDE COUNTY CLERK'S OFFICE ON EAST SIDE OF THE BURNET COUNTY COURTHOUSE UNLESS BAD WEATHER THAN INSIDE IN EAST HALLWAY OUTSIDE DOORWAY TO COUNTY CLERK OFFICE 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 May 24, 2004 and recorded in Document VOLUME 1246, PAGE 0120 real property records of BURNET County, Texas, with RODRIGO RAMIREZ AND HOLLY RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RODRIGO RAMIREZ AND HOLLY RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$71,379.00, 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



MICHELLE JONES, ANGELA ZAVALA, MARYNA DANIELIAN, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, STACEY BENNETT, AMY ORTIZ, PAMELA THOMAS, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM

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

Declarants Name: _____

Date: _____

FILED THIS 27th DAY OF Jan A.D. 2018

BY Janet Parker
COUNTY CLERK, BURNET COUNTY, TEXAS
[Signature] DEPUTY



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EXHIBIT "A"

BEING THE SURFACE RIGHTS ONLY IN AND TO LOT NO. NINETY-SIX (96) AND LOT NO. NINETY-SEVEN (97), CLEAR COVE SECTION, SHERWOOD SHORES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 164, PLAT RECORDS OF BURNET COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.



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