

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: October 07, 2014

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

Place INSIDE NORTH ENTRANCE OF TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TEXAS 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 January 28, 2005 and recorded in Document VOLUME 713, PAGE 224 real property records of TERRY County, Texas, with MICHAEL LEDESMA AND STEVEN OLIVAS AND CARMEN CRUZ AND CLARISA OLIVAS, grantor(s) and CITY BANK MORTGAGE, mortgagee.

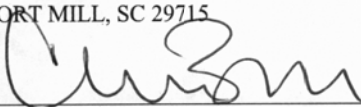
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL LEDESMA AND STEVEN OLIVAS AND CARMEN CRUZ AND CLARISA OLIVAS, securing the payment of the indebtednesses in the original principal amount of \$21,112.00, and obligations therein described including but not limited to the promissory 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 as follows:

LOTS 10, 11 AND 12 IN BLOCK 26, ORIGINAL TOWN OF WELLMAN AS SHOWN IN PLAT THEREOF RECORDED IN VOLUME 24, PAGE 192, DEED RECORDS, TERRY COUNTY, TEXAS, LESS ALL OF THE OIL, GAS AND OTHER MINERALS, IN, ON AND UNDER AND THAT MAY BE PRODUCED FROM SAID LAND.

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


SHELLY HENDERSON, CHELSEA BROOKS OR STACY RAPIER
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED FOR RECORD
2014 SEP 15 AM 11:17
BY  KIM CARTER
TERRY COUNTY CLERK



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