

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: June 05, 2018

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

Place: THE EAST ENTRANCE OF THE MILAM 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 February 29, 2008 and recorded in Document VOLUME 1068 PAGE 44 real property records of MILAM County, Texas, with DEREK WETTSTEIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DEREK WETTSTEIN, securing the payment of the indebtednesses in the original principal amount of \$68,411.00, 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 FLOREZ, AARTI PATEL, MARYNA DANIELIAN, PATRICIA SANDERS, FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, PAMELA THOMAS, EVAN PRESS, FLORENCE ROSAS, JOHN LATHAM, MICHAEL LATHAM, JOHN W. LATHAM, BRETT ADAMS, OR TOBEY LATHAM  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, L.P  
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 MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

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

Filed 19 day of March  
in 2018, At 2:10 M.  
BARBARA VANS  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy



NOS0000007428022

**EXHIBIT 'A'**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN MILAM COUNTY, TEXAS, BEING PART OF LOTS 17 AND 18, REVISED DYER ADDITION, CITY OF ROCKDALE, AS RECORDED IN BOOK 1, PAGE 47, CABINET A, SLIDES 14-D OF THE PLAT RECORDS OF SAID MILAM COUNTY AND AS CONVEYED FROM DONNY J MAREK, ET UX TO DIANE MAREK BY DEED DATED AUGUST 1, 2002 AND BEING RECORDED IN VOLUME 882, PAGE 065 OF THE OFFICIAL RECORDS OF SAID MILAM COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN FOUND ON A COMMON LINE BETWEEN THE EAST ROW OF DYER STREET AND LOT 18, AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO JAVIER GONZALEZ (878/695), FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID IRON PIN BEING N26 DEGREES 14' W - 3 66 FEET FROM A COMMON CORNER OF LOTS 18 AND 19 (REVISED DYER ADDITION);

THENCE N 26 DEGREES 14' W - 64.34 FEET WITH A COMMON LINE BETWEEN THE EAST ROW OF SAID DYER STREET AND LOTS 18 AND 17 (REVISED DYER ADDITION), RESPECTIVELY, TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO WILLIAM L SMITH, JR (946/786), FOR THE NORTHWEST CORNER OF THIS TRACT, SAID IRON PIN BEING N 26 DEGREES 14' W - 10 00 FEET FROM A COMMON CORNER OF LOTS 17 AND 18;

THENCE N 64 DEGREES 00' E (PLAT BEARING) - 145 00 FEET WITH THE SOUTH LINE OF SAID SMITH TRACT AND CROSSING SAID LOT 17 TO A STEEL FENCE CORNER POST ON A COMMON LINE BETWEEN LOTS 17 AND 7 (REVISED DYER ADDITION), THE WEST LINE OF A TRACT CONVEYED TO BILLY BLAND (411/515), AT THE SOUTHEAST CORNER OF SAID SMITH TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT, SAID IRON PIN BEING N 26 DEGREES 14' W - 10.00 FEET FROM A COMMON CORNER OF LOTS 17, 18, 6 AND 7 (REVISED DYER ADDITION);

THENCE S 26 DEGREES 14' E - 64.34 FEET WITH A COMMON LINE BETWEEN LOTS 17 AND 18 (REVISED DYER ADDITION), RESPECTIVELY, AND LOTS 7 AND 6 (REVISED DYER ADDITION) RESPECTIVELY, SAME BEING THE WEST LINE OF SAID BLAND TRACT AND A BRADY NELSON TRACT, RESPECTIVELY, TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID GONZALEZ TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID IRON PIN BEING N 26 DEGREES 14' W - 3 66 FEET FROM A COMMON CORNER OF LOTS 18, 19, 5 AND 6;

THENCE S 64 DEGREES 00' W - 145.00 FEET WITH THE NORTH LINE OF SAID GONZALEZ AND CROSSING LOT 18 TO THE PLACE OF BEGINNING AND CONTAINING 10,779 SQUARE FEET OF LAND, MORE OR LESS.

