## 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.

	Date, T	ime, and	Place	of Sale.
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Date:

March 01, 2016

Time:

The sale will begin at 12:00PM or not later than three hours after that time.

Place

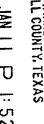
THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY

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 January 08, 2009 and recorded in Document VOLUME 1582, PAGE 800 real property records of HILL County, Texas, with MILTON JOHN PETTY AND ANDREA LYNN PETTY, grantor(s) and CENDERA FUNDING, INC., mortgagee.
- 4. Obligations Secured. Deed of Trust or Contract Lien executed by MILTON JOHN PETTY AND ANDREA LYNN PETTY, securing the payment of the indebtednesses in the original principal amount of \$57,844.00, 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 TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, OR KRISTOPHER HOLUB Substitute Trustee c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 15000 Surveyor Boulevard, Suite 100 Addison, Texas 75001 Certificate of Posting and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I filed at the office of the HILL County Clerk and caused to be posted at the I declare under penalty of perjury that on HILL County courthouse this notice of sale Declarants Name: Date:



## EXHIBIT "A"

SURFACE ONLY OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE COUNTY OF HILL, STATE OF TEXAS, BEING ALL OF LOTS TWENTY-ONE (21), AND TWENTY-TWO (22), ANNEX #FIVE (5), CHISHOLM TRAIL RETREAT, HILL COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 473, PAGE 200, DEED RECORDS OF HILL COUNTY, TEXAS.