

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: 12/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Refugio County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/16/2001 and recorded in the real property records of Refugio County, TX and is recorded under Clerk's File/Instrument Number 0015108 with Christopher Lara and Jennifer Yvette Perez-Lara (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.


4. Obligations Secured. Deed of Trust or Contract Lien executed by Christopher Lara and Jennifer Yvette Perez-Lara, securing the payment of the indebtedness in the original amount of \$53,370.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for ACE Securities Home Equity Loan Trust 2001-HE1 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF LOT FOUR (4) IN BLOCK THREE (3), OF THE JERRY REILLY HEIRS SECOND ADDITION TO THE TOWN OF REFUGIO, IN REFUGIO COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, PAGE 10, OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS.



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A. (formerly known as First Union National Bank), as Trustee for ACE Securities Home Equity Loan Trust 2001-HE1, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

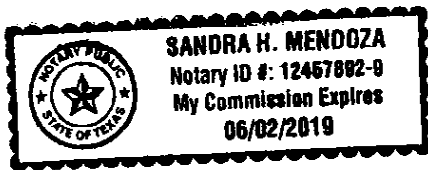


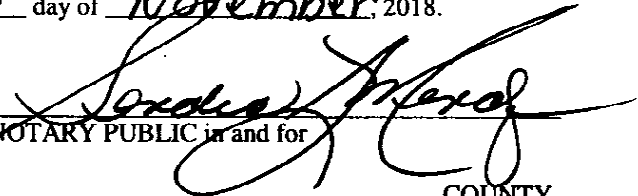
SUBSTITUTE TRUSTEE
Jim Rector, Denise Rector, Leslye Evans, Jo
Woolsey, W.D. Larew, Vicki Hammonds, Arnold
Mendoza
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF NEUECGS

Before me, the undersigned authority, on this day personally appeared Arnold Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of November, 2018.





NOTARY PUBLIC in and for _____
_____ COUNTY
My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Refugio County Clerk and caused to be posted at the Refugio County courthouse this notice of sale.

Declarants Name: _____
Date: _____