

**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: May 02, 2017

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

Place THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING  
FACING COMMERCE STREET BELOW THE OVERHANG 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 October 22, 2004 and recorded in Document VOLUME 2004212, PAGE 15180 real property records of DALLAS County, Texas, with PATRICIA BANKS, grantor(s) and WELLS FARGO HOME MORTGAGE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICIA BANKS, securing the payment of the indebtedness in the original principal amount of \$110,670.00, 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

\_\_\_\_\_  
ROBERT FORSTER, DEVIN J. BUCKLAND, JEFF FLEMING OR LAUREN CHRISTOFFEL  
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 DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

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

JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 APR 10 PM 2:25

FILED



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0000006704936

DALLAS

**EXHIBIT "A"**

LOT 6, BLOCK D OF SHEPHERD PLACE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 87082, PAGE 5142, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006704936

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Notice is hereby given that on Tuesday, the 2nd day of May 2017; the undersigned will conduct a Substitute Trustee's Sale under the terms of the Deed of Trust described below. Such interests in the following described property as are secured by the Deed of Trust herein described will be sold at public auction to the highest bidder for cash. The sale will be conducted with the understanding that the trustee is acting in a representative capacity, and not individually, and that the trustee shall have no personal liability by reason of any matter arising out of such sale. The earliest time the sale will begin is 10:00 o'clock, A.M., but the sale may begin not later than three (3) hours after that time. The sale will take place at the county courthouse of Dallas County, Texas, at the area designated by the Commissioner's Court of such county where such sales are to take place. If no such area has been so designated, the area in which the sale will take place are the steps of the building now known as the George Allen Courts Building, 600 Commerce St., Dallas, Texas 75202.

**Date of Deed of Trust:** November 17, 2013

**Maker:** Alejandro Banchi-Mendez and Ana Magdalena Rojas-Ochoa

**Original Trustee named in Deed of Trust:** Enrique Bernal

**Original amount of Secured Indebtedness:** \$77,000.00

**Original Beneficiary named in Deed of Trust:** Plenitud Enterprise, LLC

**Property described in Deed of Trust:** Lot 13, Block A, of LOMA OAKS ADDITION, an addition to the City of Balch Springs, Dallas County, Texas, according to the plat thereof recorded in Volume 20, Page 247 of the Map Records of Dallas County, Texas.

**More commonly known as 2721 Crystal Drive, Balch Springs, Texas 75180**

Said Deed of Trust is recorded under Document No. 201400018684 in the Deed of Trust Records of Dallas County, Texas.

DALLAS COUNTY  
COUNTY CLERK  
JOHN E. WARREN

2017 APR 11 PM 1:45

FILED

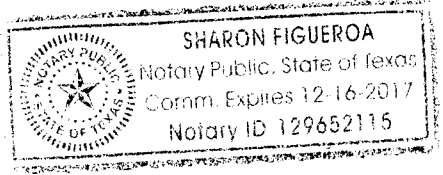
EXECUTED this 11 day of April, 2017

Tina Hill  
Tina Hill  
Substitute Trustee  
1795 Northwest Highway, Garland  
972-271-1700

**ACKNOWLEDGMENT**

THE STATE OF TEXAS    §  
  §  
COUNTY OF DALLAS    §

This instrument was acknowledged before me on the 11<sup>th</sup> day of April, 2017, by Tina Hill, known to me personally or by driver's license, in the capacity therein stated.



[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041

PREPARED IN THE LAW OF:  
Horne & Associates, PC  
1795 Northwest Highway  
Garland, Texas 75041