

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: December 04, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA 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 November 21, 2008 and recorded in Document CLERK'S FILE NO. 2008009762 real property records of MEDINA County, Texas, with LEONARD HERRERA, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEONARD HERRERA, securing the payment of the indebtednesses in the original principal amount of \$427,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

18-00124 NOTTS
11/09/2018 01:06:53 PM Total Pages: 4 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX



486 COUNTY ROAD 381
SAN ANTONIO, TX 78253

0000006124234
Date of Sale: 12/04/2018

My name is Nancy Gomez Certificate of Posting
and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I
declare under penalty of perjury that on 1/9/18 I filed at the office of the MEDINA County Clerk and caused to be posted
at the MEDINA County courthouse this notice of sale.

NANCY GOMEZ
Declarant's Name:
Date: 1/9/18



TRACT 120, GREEN GLEN ACRES SUBDIVISION, MEDINA COUNTY, TEXAS; ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 110, PLAT RECORDS OF MEDINA COUNTY, TEXAS.

FILED AND RECORDED

Instrument Number: 18-00124

Filing and Recording Date: 11/09/2018 01:06:53 PM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy

6