

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: October 02, 2018

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

Place: INSIDE NORTH ENTRANCE OF TERRY COUNTY COURTHOUSE, 500 WEST MAIN, BROWNFIELD, TEXAS 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 May 15, 2015 and recorded in Document VOLUME 884, PAGE 673 real property records of TERRY County, Texas, with REYMUNDO FALCON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REYMUNDO FALCON, securing the payment of the indebtednesses in the original principal amount of \$37,600.00, 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



RONALD BYRD, RAMIRO CUEVAS, FREDERICK BRITTON, KRISTIE ALVAREZ, JULIAN PERRINE, CARY CORENBLUM, BOBBY FLETCHER, CLAY GOLDEN, KEVIN KEY, JAY JACOBS, SHELLY HENDERSON, CHELSEA BROOKS, STACY RAPIER, JOHN MCCARTHY, OR DAVID CARRILLO

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 Devin Corral, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9-11-18 I filed at the office of the TERRY County Clerk and caused to be posted at the TERRY County courthouse this notice of sale.

Declarants Name: Devin Corral
Date: 9-11-18



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EXHIBIT "A"

A 0.41 ACRE TRACT OF LAND OUT OF SECTION 112, BLOCK T, D.&W. RAILWAY COMPANY, SURVEY, ABSTRACT 646, TERRY COUNTY, TEXAS AS RECORDED IN VOLUME 865, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF TERRY COUNTY, TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN W. OAK STREET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF SECTION 112 BEARS N 89 DEGREES 53' 15" W A DISTANCE OF 1825.43 FEET AND SOUTH A DISTANCE OF 824.96 FEET;

THEN N 0 DEGREES 00' 45" E AT 28.00 FEET PASS A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF W. OAK STREET CONTINUING A TOTAL DISTANCE OF 93.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THEN S 88 DEGREES 36' 31" W A DISTANCE OF 21.68 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;

THEN N 01 DEGREES 37' 15" W A DISTANCE OF 55.74 FEET TO A 1/2 INCH IRON FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THEN N 88 DEGREES 10' 42" E A DISTANCE OF 134.04 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF N. 9TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THEN S 0 DEGREES 00' 45" W WITH THE WEST LINE OF N 9TH STREET A DISTANCE OF 153.31 FEET TO A BRIDGE SPIKE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THEN N 89 DEGREES 59' 15" W A DISTANCE OF 110.71 FEET TO THE POINT OF BEGINNING, LESS ALL OF THE OIL, GAS AND OTHER MINERALS IN, ON AND UNDER AND THAT MAY BE PRODUCED FROM SAID LAND.

FILED FOR RECORD	
BY	<i>Hansen</i>
10:30 O'CLOCK	SEP 11 2018 <i>A</i> M
COUNTY CLERK-TERRY COUNTY, TEXAS	



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