

SELECT PORTFOLIO SERVICING, INC. (SPS)
CAVAZOS III, JOSE
609 SOUTH 14TH STREET, BROWNFIELD, TX 79316

F 20200006
CONVENTIONAL
Firm File Number: 20-035733

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 20, 2007, JOSE M. CAVAZOS, III AND KOURTNEY M. CAVAZOS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to WELLS FARGO BANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **TERRY COUNTY, TX** and is recorded under Clerk's File/Instrument Number 238254 Volume 754, Page 509, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Terry** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Terry, State of Texas:

THE SOUTH 5 FEET OF LOT ELEVEN (11), ALL OF LOT TWELVE (12) THE NORTH 24 FEET OF LOT 12A, ALL OF LOT 13A, AND ALL OF LOT 14, ALL IN BLOCK TWO (2) OF THE MURPHY ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 99, PAGE 395, DEED RECORDS, TERRY COUNTY, TEXAS.

Property Address: 609 SOUTH 14TH STREET
BROWNFIELD, TX 79316
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION
TRUST, SERIES 2019-3
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119


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 property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Ronald Byrd, Kevin Key, Jay Jacobs or Christa Bass
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

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FILED FOR RECORD
BY: 
8:30 O'CLOCK NOV 09 2020 A.M.
COUNTY CLERK-TERRY COUNTY, TEXAS