

Filed.....*Nov 14*....., *17*
at.....*2:40*.....o'clock...*P*... M.
Haydee Jones
Haydee Torres, County Clerk, Kimble County Texas
By.....*Audrey Sellers*.....Deputy
AUDREY SELLERS

0000008703571

673 ROLLING OAKS DRIVE
HARPER, TX 78631

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: January 07, 2020
Time: The sale will begin at 1:00 PM or not later than three hours after that time.
Place: THE STEPS ON THE WEST ENTRANCE OF THE KIMBLE COUNTY COURTHOUSE AND ADJACENT FOYER 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 March 04, 2005 and recorded in Document CLERK'S FILE NO. 39542 real property records of KIMBLE County, Texas, with VICTOR HERNANDEZ AND MELISSA HERNANDEZ AND ETNA P HERNANDEZ AND ALFRED E HERNANDEZ, grantor(s) and NORTHWOOD CREDIT, INC. DBA NORTHWOOD MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR HERNANDEZ AND MELISSA HERNANDEZ AND ETNA P HERNANDEZ AND ALFRED E HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$126,022.00, 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



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

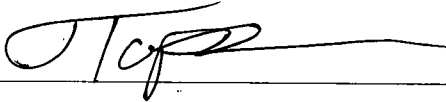
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, RAMON PEREZ, DYLAN RUIZ, GARRETT SANDERS JOHN MCCARTHY, ZACH MCCARTHY, TOMMY GARZA, JOEL CORONADO, OR DIMITRI LOZANO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Taj Kirkpatrick, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/14/2019 I filed at the office of the KIMBLE County Clerk and caused to be posted at the KIMBLE County courthouse this notice of sale.



Declarants Name: Taj Kirkpatrick

Date: 11/14/2019

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KIMBLE

EXHIBIT "A"

THE SURFACE ESTATE ONLY OF ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING ALL OF TRACT 22 (TWENTY-TWO), OF ROLLING OAKS RANCH SUBDIVISION, A SUBDIVISION FILED OF RECORD IN VOLUME 2, PAGE 1 AND 2, OF THE PLAT RECORDS OF KIMBLE COUNTY, TEXAS.