

800 E Kimball Avenue, Raymondville, TX 78580

17-023417

**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: 12/5/2017

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Willacy County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/20/2012 and recorded in the real property records of Willacy County, TX and is recorded under Clerk's File/Instrument Number, 20120000991 with Oscar Moreno and Tina Trevino (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar Moreno and Tina Trevino, securing the payment of the indebtedness in the original amount of \$50,999.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOTS ONE (1) AND TWO (2), BLOCK FIVE (5), SHADY ACRES SUBDIVISION, CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 25 OF THE MAP RECORDS, WILLACY COUNTY, TEXAS.



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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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

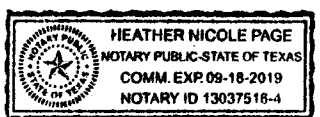
Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

**SUBSTITUTE TRUSTEE**  
~~Jutie Martin, W.D. Larew, Arnold Mendoza, Sandra Mendoza, Connie Medley, Montgomery Medley, Constance Lewis, Clyde Cobb, Sarah Champagne-Garcia~~ 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR ~~W.D. Larew, Arnold Mendoza, Sandra Mendoza, Connie Medley, Joyce Trevino, Monty Medley, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelist, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jack Burns II~~ whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas  
COUNTY OF Cameron

Before me, the undersigned authority, on this day personally appeared Connie Medley, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of October, 2017.



NOTARY PUBLIC in and for

Cameron COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is Connie Medley, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on October 26, 2017 I filed at the office of the Willacy County Clerk and caused to be posted at the Willacy County courthouse this notice of sale.

Declarants Name: Connie Medley  
Date: 10-26-2017

**FILED** 2:03pm  
**COUNTY COURT**  
**OCT 26 2017**

**TERRY FLORES, CLERK**  
**WILLACY COUNTY, TEXAS**  
BY: **DEPUTY**