

FILED
AT 10 O'CLOCK AM

JAN 13 2020

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

00000007600174

1303 MILL STREET
GATESVILLE, TX 76528

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: March 03, 2020

Time: The sale will begin at 10.00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL 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 June 19, 2017 and recorded in Document CLERK'S FILE NO. 298822 real property records of CORYELL County, Texas, with JOSE M MONTALVO RIVERA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE M MONTALVO RIVERA, securing the payment of the indebtednesses in the original principal amount of \$76,500.00, 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



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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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

FIELD NOTES FOR A 0.115 ACRE TRACT OF LAND IN CORYELL COUNTY, TEXAS, AND THE LAND HEREIN DESCRIBED BEING ALL OF THE CALLED EAST 50 FEET OF LOTS 27 AND 28, BLOCK 2, CHRISMAN ADDITION TO THE CITY OF GATESVILLE, TEXAS, OF RECORD IN VOLUME P, PAGE 300, DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO TEXAS PLATINUM PROPERTY INVESTMENTS LLC - TPPI #1 SERIES, OF RECORD IN DOCUMENT #291105, OFFICIAL PUBLIC RECORDS OF CORYELL COUNTY, TEXAS (OPRCCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET ON THE NORTH RIGHT-OF-WAY LINE OF MILL STREET AND THE SOUTH LINE OF SAID LOT 28, BEING AT THE SOUTHWEST CORNER OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT AND THE SOUTHWEST CORNER OF THE WEST 50 FEET OF SAID BLOCK 28, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 28 BEARS N 89 DEG 40' 09" W, 50.00 FEET,

THENCE N 00 DEG 21' 51" E, 99.81 FEET, WITH THE WEST LINE OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT AND THE EAST LINE OF THE WEST 50 FEET OF SAID LOTS 27 AND 28, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET AT THE NORTHWEST CORNER OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT AND THE NORTHEAST CORNER OF THE WEST 50 FEET OF LOT 27, OF RECORD IN DOCUMENT #294688 OPRCCT, BEING ON THE SOUTH LINE OF LOT 26, FOR THE NORTHWEST CORNER OF THIS TRACT, WHENCE A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 27 BEARS N 89 DEG 53' 08" W, 49.85 FEET AND ANOTHER 1/2" IRON ROD FOUND BEARS S 87 DEG 33' 10" E, 3.65 FEET,

THENCE S 89 DEG 53' 08" E, 49.85 FEET, WITH THE NORTH LINE OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT, THE NORTH LINE OF SAID LOT 27 AND THE SOUTH LINE OF SAID LOT 26, TO A 3/8" IRON ROD FOUND ON THE WEST LINE OF A 10 FEET WIDE ALLEY AT THE NORTHEAST CORNER OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT AT THE NORTHEAST CORNER OF SAID LOT 27 AND THE SOUTHWEST CORNER OF SAID LOT 26, FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE S 00 DEG 16' 46" W, 100.00 FEET, WITH THE EAST LINE OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT, THE EAST LINE OF SAID LOTS 27 AND 28 AND THE WEST LINE OF SAID ALLEY, TO A 1/2" IRON ROD WITH CAP STAMPED "M&A" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID MILL STREET AT THE SOUTHWEST CORNER OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT AND THE SOUTHWEST CORNER OF SAID LOT 28, FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N 89 DEG 40' 09" W, 50.00 FEET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILL STREET, THE SOUTH LINE OF SAID LOT 28 AND THE SOUTH LINE OF SAID TEXAS PLATINUM PROPERTY INVESTMENTS TRACT, TO THE POINT OF BEGINNING CONTAINING 0.115 ACRE OF LAND