

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: April 07, 2020

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

Place: THE NORTH DOOR AND STEPS OF THE 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 August 11, 2010 and recorded in Document VOLUME 0079, PAGE 049; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 0197, PAGE 675 AND VOLUME 0261, PAGE 0504 real property records of FRIO County, Texas, with TOMAS NAVARRO SR AND PRISCILLA M MAINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TOMAS NAVARRO SR AND PRISCILLA M MAINEZ, securing the payment of the indebtednesses in the original principal amount of \$117,418.00, 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

*Manny Gomez*

FILED  
At 11:30 o'clock A M  
This 13 day of Feb 2020  
Aaron T. Ibarra

Clerk County Court FRIO COUNTY, TX

BY: Celia Dunn DEPUTY



**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 CALVIN SPEER, WENDY SPEER, MELODY SPEER, NANCY GOMEZ, LEO GOMEZ, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, OR GARRETT SANDERS 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.

*Il sb*

Israel Saucedo

**Certificate of Posting**

My name is Nancy Gomez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2/13/20 I filed at the office of the FRIO County Clerk and caused to be posted at the FRIO County courthouse this notice of sale.

Declarant's Name:

Date:

Nancy Gomez  
2/13/20

344 WILLIAM DRIVE  
PEARSALL, TX 78061

0000008848210

0000008848210

FRIO

**EXHIBIT "A"**

LOT ONE (1) IN BLOCK TWO (2) OF THE BARNES ADDITION NO. ONE OF THE CITY OF PEARSALL, FRIO COUNTY, TEXAS, ACCORDING TO A PLAT OF SAID ADDITION RECORDED IN ENVELOPE NO. 19 OF THE MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS.