

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: December 04, 2018

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 November 12, 1998 and recorded in Document VOLUME 074, PAGE 132 real property records of WILLACY County, Texas, with REBECCA C. CHAVEZ AKA REBECCA CHAVEZ RODRIGUEZ, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by REBECCA C. CHAVEZ AKA REBECCA CHAVEZ RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$53,988.00, 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



CONNIE COBB, MONTGOMERY MEDLEY, CONSTANCE LEWIS, CLYDE COBB, SARAH CHAMPINE, LUIS GARCIA, BOB FRISCH, JODI STEEN, SANDRA MENDOZA, ARNOLD MENDOZA, CONNIE MEDLEY, JOYCE TREVINO, MONTY MEDLEY, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, MEGAN YASSI JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

*Filed + 11:00*  
**FILED**  
**COUNTY COURT**  
OCT 15 2018

SUSANA R. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
BY: *Maria Cepeda* DEPUTY



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**EXHIBIT "A"**

0.194 ACRE BEING THE WEST 156.5 FEET OF SHARE NUMBER 11 OF THE PARTITION OF OUTLOT NUMBER TEN(10), TOWNSITE OF SEBASTIAN, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 182, MAP RECORDS OF WILLACY COUNTY, TEXAS. AND SAID 0.194 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AND LOCATED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF A COUNTY ROAD(40 FOOT RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF SHARE NUMBER ELEVEN (11), TOWNSITE OF SEBASTIAN. WHICH LIES NORTH 1216.83 FEET AND EAST 20.0 FEET FROM A 60 PENNY NAIL FOUND AT THE INTERSECTION OF CENTERLINES OF SIXTH STREET AND SAID 40 FOOT COUNTY ROAD FOR THE SOUTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 40 FOOT COUNTY ROAD, SAME BEING THE WEST LINE OF SHARE NUMBER 11, OUTLOT NUMBER 10, NORTH 54.03 FEET(54.9 FEET DEED RECORDS) TO A 1/2 INCH IRON PIN SET AT THE NORTHWEST CORNER OF SAID SHARE 11 OF OUTLOT NUMBER 10, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE NORTH LINE OF SHARE NUMBER 11, OUTLOT NUMBER 10, EAST, 156.5 FEET TO A 1/2 INCH IRON PIN SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 54.03 FEET TO A 1/2 INCH IRON PIN SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE SOUTH LINE OF SAID SHARE NUMBER 11 OF OUTLOT NUMBER 10, TOWNSITE OF SEBASTIAN, WEST, 156.5 FEET TO THE PLACE OF BEGINNING CONTAINING 0.194 ACRE OF LAND, MORE OR LESS.



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