

14

00000007093081
FILED
AT 10 O'CLOCK A M

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

OCT 16 2017

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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: November 07, 2017

Time: The sale will begin at 10:00AM 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 July 24, 2007 and recorded in Document CLERK'S NO. 209091 real property records of CORYELL County, Texas, with NICHOLAS W. ORTEGA, JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICHOLAS W. ORTEGA, JR, securing the payment of the indebtednesses in the original principal amount of \$42,563.00, 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

Cecil Kuster for

JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIERS, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, OR JASON BREWER

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 CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000007093081

EXHIBIT "A"

FIELD NOTES DESCRIBING 0.16-ACRES OF LAND IN THE E. NORTON SURVEY, ABSTRACT NUMBER 782, CORYELL COUNTY, TEXAS. ALSO BEING THE LAND CONVEYED TO JAMES T. AND BRENDA FAUBION, RECORDED UNDER INSTRUMENT 125584 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS. SAID 0.16-ACRE TRACT SHOWN ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE NORTHWEST CORNER OF SAID FAUBION TRACT, THE NORTHEAST CORNER OF A CALLED FIRST TRACT CONVEYED TO JIMMIE E. FERGUSON AND MARGO FERGUSON, RECORDED UNDER INSTRUMENT NUMBER 132732 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING IN THE SOUTH LINE OF BRIDGE STREET, FROM WHICH A 1/2" DIAMETER IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID FERGUSON TRACT BEATS N 83 DEGREES 24 MINUTES 00 SECONDS W- 58.00 FEET, FOR THE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIED TRACT OF LAND;

THENCE S 83 DEGREES 24 MINUTES 00 SECONDS E-70.00 FEET (BEARING BASIS-DEED CALL) WITH THE NORTH LINE OF SAID FAUBION TRACT AND THE SOUTH LINE OF SAID BRIDGE STREET TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN THE WEST LINE OF ELMS STREET (UNIMPROVED STREET) PER PLAT OF ELLMS ADDITION TO THE CITY OF GATESVILLE, TEXAS, RECORDED IN VOLUME 1, PAGE 17 IN THE PLAT RECORDS OF CORYELL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 00 DEGREES 18 MINUTES 00 SECONDS W. 100.00 FEET WITH THE EAST LINE OF SAID FAUBION TRACT AND THE WEST LINE OF SAID ELMS STREET TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) IN THE NORTH LINE OF LOT 1, BLOCK 1 OF SAID ELMS ADDITION AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO H.I. FRANKS AND WIFE, LILLIAN FRANKS, RECORDED IN VOLUME 200, PAGE 149 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 83 DEGREES 24 MINUTES 00 SECONDS W- 70.00 FEET WITH THE SOUTH LINE OF SAID FAUBION TRACT, THE NORTH LINE OF SAID LOT 1, AND THE NORTH LINE OF SAID FRANKS TRACT TO A 1/2" DIAMETER IRON ROD SET WITH CAP (LETH #3879) AT THE NORTHWEST CORNER OF SAID TRACT, THE SOUTHEAST CORNER OF SAID FERGUSON FIRST TRACT AND BEING THE NORTHEAST CORNER OF A CALLED SECOND TRACT CONVEYED TO JIMMIE E. FERGUSON AND MARGO FERGUSON, RECORDED UNDER INSTRUMENT NUMBER 132732 IN THE DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT OF LAND;

THENCE N 00 DEGREES 18 MINUTES 00 SECONDS E-100.00 FEET, WITH THE WEST LINE OF SAID FAUBION TRACT AND THE EAST LINE OF SAID FERGUSON FIRST TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.16- ACRES OF LAND, MORE OR LESS.



NOS0000007093081