

FILED FOR RECORD

2019 JUL 25 PM 2:15

JOANNA BLANCO
CASTRO COUNTY/DISTRICT CLERK

2855 CR 625
HART, TX 79043

00000008500837

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: September 03, 2019

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

Place: THE FRONT FOYER OF THE CASTRO 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 October 29, 2013 and recorded in Document CLERK'S FILE NO. 62247 real property records of CASTRO County, Texas, with MARTIN GUZMAN AND MONICA GUZMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTIN GUZMAN AND MONICA GUZMAN, securing the payment of the indebtednesses in the original principal amount of \$66,768.00, 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



BEING A 3 ACRE TRACT OUT OF THE SOUTHWEST PART OF THE EAST 1/2 OF SURVEY 6, BLOCK S-2, E.L. R R.R. RY. CO. SURVEY, ABSTRACT NO. 973, CASTRO COUNTY, TEXAS, SAID 3 ACRES BEING ALL OF A 3 ACRE TRACT RECORDED IN VOLUME 194, PAGE 779 OF THE CASTRO COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THE EAST HALF OF SURVEY 6, BLOCK S-2, CASTRO COUNTY, TEXAS, SAID ROD BEING IN THE SOUTH LINE AND 2645 FEET S. 89 DEGREES 00'45" E. (TRUE BEARING BASED ON GPS) OF A 5/8" ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SURVEY 6;

THENCE N. 0 DEGREES 55'39" E. (CALLED NORTH) 200 FEET ALONG THE WEST LINE OF EAST HALF OF SAID SURVEY 6 TO A 1/2" ROD FOUND FOR THE NORTHWEST CORNER OF SAID 3 ACRE TRACT;

THENCE S. 89 DEGREES 00'45" E. (CALLED EAST) 653.00 FEET TO A SET 1/2" ROD;

THENCE S. 0 DEGREES 55'39" W. (CALLED SOUTH) 200 FEET TO A 1/2" ROD SET IN THE SOUTH LINE OF SAID SURVEY 6;

THENCE N. 89 DEGREES 00'45" W. (CALLED WEST) ALONG THE SOUTH LINE OF SAID SURVEY 6 TO THE POINT OF

BEGINNING AND CONTAINING 3 ACRES INCLUDING PUBLIC ROAD ON THE SOUTH SIDE.