

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: May 07, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE WEST STEPS (FRONT DOOR) OF THE KLEBERG 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 February 27, 2003 and recorded in Document VOLUME 254, PAGE 935 real property records of KLEBERG County, Texas, with TANA TORRES AKA OCTAVIANA L TORRES, grantor(s) and WELLS FARGO BANK TEXAS, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TANA TORRES AKA OCTAVIANA L TORRES, securing the payment of the indebtednesses in the original principal amount of 60,000.00, 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



SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCO, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI OR VICKI HAMMONDS, LESLYE EVANS, WILLIAM D. LAREW OR SANDRA MENDOZA
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 KLEBERG County Clerk and caused to be posted at the KLEBERG County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD
2019 APR 15 AM 9:19

STEPH...
COUNTY CLERK




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EXHIBIT "A"

THE EAST ONE-HALF OF LOT NUMBER 14 AND ALL OF LOTS NUMBERED 15 AND 16, IN BLOCK NUMBERED 10 AND THE FIFTH ADDITION, AN ADDITION TO THE TOWN OF KINGSVILLE, KLEBERG COUNTY, TEXAS.



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