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FILED FOR RECORD

10:11 AM
MAY 30 2019

C. Lee Chubb
DAWSON COUNTY CLERK
00000008397408

106 NORTH 18TH STREET
LAMESA, TX 79331

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: August 06, 2019

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

Place: SOUTH ENTRANCE DOOR 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 January 03, 1997 and recorded in Document CLERK'S FILE NO. 13 real property records of DAWSON County, Texas, with PASCUAL GARCIA, JR. AND GUADALUPE R. GARCIA, grantor(s) and PMC MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PASCUAL GARCIA, JR. AND GUADALUPE R. GARCIA, securing the payment of the indebtednesses in the original principal amount of \$45,399.00, 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



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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 SHELLEY NAIL, KRISTINA MCCRARY, DONNA TROUT, CASSIE MARTIN, CHARLES GREEN, KRISTIE ALVAREZ, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, JOHN MCCARTHY, OR DAVID CARRILLO 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.



Shawnika Harris

Certificate of Posting

My name is DAVID Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5.30.19 I filed at the office of the DAWSON County Clerk and caused to be posted at the DAWSON County courthouse this notice of sale.

Declarants Name: _____



Date: _____

5.30.19

THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the within and foregoing instrument was duly executed and acknowledged before me on this 15th day of August, 1915, by the parties therein named, and that the same is a true and correct copy of the original as the same appears in my records.

Notary Public

Notary Public

Witness my hand and seal of office at Dallas, Texas, this 15th day of August, 1915.

Notary Public

Notary Public

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DAWSON

EXHIBIT "A"

LOT 4, BLOCK 20, AMENDED OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 5, PLAT RECORDS, DAWSON COUNTY, TEXAS.

