

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/23/2007

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR SFMC, LP. - DBA SOLUTIONS
FUNDING MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 672
Page: 590
Instrument No: 2007004610

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ROGER GUTIERREZ AND WIFE, JOSEFA
GUTIERREZ
Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Property County:
MEDINA

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL
PURPOSES.

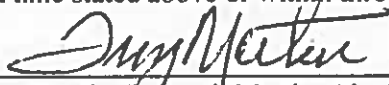
Date of Sale: 1/2/2019

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Medina County Courthouse, 1100 16th Street, Hondo, TX 78861 OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF
THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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


Troy Martin, Deborah Martin, Alexis Martin, Cassie
Martin, Terri Martin, Shelby Martin, Aarti Patel,
Maryna Danielian, Frederick Britton, Pamela Thomas,
Yelena Lantsova, Amy Ortiz, Vanessa Ramos,
Deanna Ray, Irene Salazar, Richard Holton
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-68848-POS
Loan Type: FHA

18-00114 NOTTS
10/15/2018 08:20:31 PM Total Pages: 3 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION OF
A 1.002 ACRE TRACT OF LAND**

Being a 1.002 acre tract of land out of Survey No. 503, Abstract No. 812, H. Reisacher, Original Grantee, also being out of Lot 45, Block 2, San Antonio Trust Subdivision, according to the plat recorded in Volume 2 Page 1-22, Plat Records, Medina County, Texas, and being that same tract of land conveyed as property no. 3, to Norma Hassman recorded in Volume 186 Page 565, Official Public Records, Medina County, Texas. Said 1.002 acre tract being more particularly described as follows;

BEGINNING: at a 5/8" iron rod found on the east right-of-way line of C.R. 676 (aka Cemetery Road) at its intersection with the centerline of the 2-N Canal, and being S 01°35'03" W, a distance of 896.06 feet from the northwest corner of the said Lot 45, and being the northwest corner of this tract;

THENCE: S 58°50'29" E, a distance of 97.91 feet to a point on the ground on the said centerline of the canal for a record corner of this tract;

THENCE: S 52°55'39" E, a distance of 106.25 feet to a point on the ground on the said centerline of the canal for a record corner of this tract;

THENCE: S 36°13'28" E, a distance of 84.93 feet to a point on the ground on the said centerline of the canal for a record corner of this tract;

THENCE: S 10°56'15" E, a distance of 93.30 feet to a 5/8" iron rod found on the said centerline of the canal for the southeast corner of this tract;

THENCE: N 88°37'15" W, a distance of 236.52 feet to a 10" creosote fence corner post found on the said east line of C.R. 676, for the southwest corner of this tract;

THENCE: N 00°00'00" E, a distance of 269.14 feet to the **POINT OF BEGINNING** and containing a 1.002 acre tract of land, more or less, according to a survey made on the ground.

FILED AND RECORDED

Instrument Number: 18-00114

Filing and Recording Date: 10/15/2018 08:20:31 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy

COPY