



5391 FM Highway 1343 , Devine, TX 78016

18-026807

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: 12/04/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/17/2014 and recorded in the real property records of Medina County, TX and is recorded under Clerk's File/Instrument Number, 2014035302 with Rodolfo E. Hernandez and Maura S. Hernandez (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rodolfo E. Hernandez and Maura S. Hernandez, securing the payment of the indebtedness in the original amount of \$72,116.00, 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, NA is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A 5.41 ACRE TRACT OF LAND BEING SITUATED ABOUT 15 MILES S 50 DEGREES E OF HONDO IN MEDINA COUNTY, TEXAS AND BEING OUT OF SURVEY NO. 6, NICHOLAS GEORGE, ORIGINAL GRANTEE, ALSO BEING ALL OF A 5.41695 ACRE TRACT CONVEYED FROM BERTIE S. VANDERLEEST TO JOEL A. SAVAGE BY DEED DATED NOVEMBER 25, 2002 AND RECORDED IN VOLUME 465, PAGE 493 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 3 1/2" PIPE POST FOUND IN THE EAST LINE OF F.M. HIGHWAY 1343 (80 FEET WIDE) FOR THE SOUTHWEST CORNER OF A 1/2 ACRE TRACT (VOLUME 290, PAGE 796, DEED RECORDS) AND THE LOWER NORTHWEST CORNER OF THIS TRACT FROM WHICH A 3 1/2" PIPE POST FOUND FOR THE NORTHWEST CORNER OF SAID 1/2 ACRE TRACT BEARS N 00 DEGREES 06 MINUTES 04 SECONDS W 144.68 FEET:

THENCE: N 89 DEGREES 55 MINUTES 09 SECONDS E 150.21 FEET WITH FENCE TO A 3 1/2" PIPE POST FOUND FOR THE SOUTHEAST CORNER OF SAID 1/2 ACRE TRACT AND AN INTERIOR CORNER OF THIS TRACT:

THENCE: N 00 DEGREES 06 MINUTES 58 SECONDS W 145.40 FEET WITH FENCE TO A 1/2" PIPE POST FOUND FOR THE NORTHEAST CORNER OF SAID 1/2 ACRE TRACT AND THE UPPER NORTHWEST CORNER OF THIS TRACT:



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THENCE: N 89 DEGREES 42 MINUTES 06 SECONDS E 493.21 FEET WITH FENCE AND THE SOUTH LINE OF A 21.54665 ACRE TRACT (VOLUME 347, PAGE 910, OFFICIAL PUBLIC RECORDS) TO A 5/8" IRON PIN SET BY A 12" CREOSOTE POST FOR THE UPPER NORTHWEST CORNER OF A 21.57335 ACRE TRACT (VOLUME 396, PAGE 963, OFFICIAL PUBLIC RECORDS) AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00 DEGREES 58 MINUTES 08 SECONDS W 403.71 FEET WITH FENCE TO A 5/8" IRON PIN SET BY A 12" CREOSOTE POST FOR AN INTERIOR CORNER OF SAID 21.57335 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 89 DEGREES 49 MINUTES 42 SECONDS W 634.57 FEET WITH FENCE TO A 12" CREOSOTE POST FOUND FOR THE LOWER NORTHWEST CORNER OF SAID 21.57335 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 00 DEGREES 23 MINUTES 02 SECONDS W 257.38 FEET WITH FENCE AND THE EAST LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.

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 §51.002, 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, NA, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Troy Martin

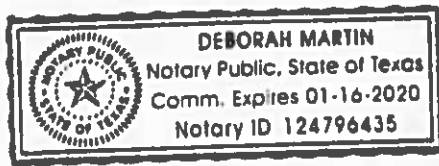
SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Deanna Ray, Cassie Martin, Terri Martin, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of October, 2018.



Deborah Martin

NOTARY PUBLIC in and for

Medina COUNTY

My commission expires: 1/16/2020

Print Name of Notary:

Deborah Martin

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED AND RECORDED

Instrument Number: 18-00123

Filing and Recording Date: 10/30/2018 08:53:31 AM Pages: 4 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 Jeanie Gomez Deputy

COB