

FILED

2019 JUN 27 PH 3:05

MELODY APPLETON  
COUNTY CLERK SCURRY CO. TX

BY \_\_\_\_\_ DEPUTY

4517 FREDONIA AVENUE  
SNYDER, TX 79549

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**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 1:00 PM or not later than three hours after that time.

Place: THE NORTH STEPS OF THE SCURRY 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 April 04, 2012 and recorded in Document CLERK'S FILE NO. 2012-20121611 real property records of SCURRY County, Texas, with FELIPE OLIVAREZ AND SONJA OLIVAREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MER") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by FELIPE OLIVAREZ AND SONJA OLIVAREZ, securing the payment of the indebtednesses in the original principal amount of \$153,994.00, 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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ OR PATRICK ZWIERS 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the SCURRY County Clerk and caused to be posted at the SCURRY County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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SCURRY

**EXHIBIT "A"**

BEING ALL OF LOT NINE (9) AND THE SOUTH PART OF LOT EIGHT (8), IN BLOCK SEVEN (7), BASSRIDGE WEST ADDITION TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION WHICH IS RECORDED IN CABINET "A", SLIDE 77, PLAT RECORDS, SCURRY COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

TRACT 1: BEING THE SOUTH PART OF LOT 8, BLOCK 7, BASSRIDGE WEST ADDITION, SNYDER, SCURRY COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 7, BASSRIDGE WEST ADDITION, SNYDER, SCURRY COUNTY, TEXAS FOR THE SW CORNER OF THIS TRACT;  
THENCE N. 2 DEG.21 MIN, E., ALONG AND WITH THE WEST LINE OF LOT 8, FOR 16.3 FEET TO AN IRON ROD, FOR THE NW CORNER OF THIS TRACT;  
THENCE N. 85DEG. 07 MIN. E., FOR 108.87 FEET TO AN ION ROD LOCATED IN THE EAST LINE OF LOT 8, FOR THE NE CORNER OF THIS TRACT;  
THENCE S. 2DEG. 21 MIN. W., ALONG AND WITH THE EAST LINE OF LOT 8, FOR 30 FEET TO AN IRON ROD AT THE SE CORNER OF LOT 8, FOR THE SE CORNER OF THIS TRACT;  
THENCE WEST, ALONG AND WITH THE SOUTH LINE OF LOT 8, NORTH LINE OF LOT 9, FOR 108 FEET TO THE PLACE OF BEGINNING.

TRACT 2: ALL OF LOT 9, BLOCK 7, BASSRIDGE WEST ADDITION, SNYDER, SCURRY COUNTY, TEXAS.

SAVE AND EXCEPT A 0.005 ACRE TRACT OUT OF LOT NO. 8 DESCRIBED IN WARRANTY DEED DATED OCTOBER 11, 2007 FROM GARY DON NORWOOD AND WIFE, VIVIAN LEE NORWOOD TO JAMIE S. HALL, RECORDED IN VOLUME 642, PAGE 252, OFFICIAL PUBLIC RECORDS, SCURRY COUNTY, TEXAS.