

#25

874 COUNTY RD 130
SEAGRAVES, TX 79359

0000008684243

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: December 03, 2019
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR 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 March 23, 2015 and recorded in Document CLERK'S FILE NO. 2015-1892, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 2017-0944 real property records of GAINES County, Texas, with ALVIN L. COLLINS AND NANCY L. COLLINS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, in mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALVIN L. COLLINS AND NANCY L. COLLINS, securing the payment of the indebtednesses in the original principal amount of \$164,576.00. 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

#25
— FILED —
11/8/19 . 9:19 a m
Terr Berry, County Clerk
Gaines County, Texas
BY Anita D. Grado
Deputy



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 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.

Israel Saucedo

Israel Saucedo

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 11-8-19 I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Declarants Name: *David Carrillo*
Date: 11-8-19



A 3.52 ACRE TRACT OF LAND OUT OF THE NE/4 OF SECTION 6, BLOCK C-33, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPINDLE FOUND IN THE PAVED COUNTY ROAD 130 AND IN THE NORTH LINE OF SAID SECTION 6, FOR THE NORTHWEST CORNER OF THIS SURVEY, FROM WHICH A 1/2" IRON ROD FOUND IN THE CENTERLINE INTERSECTION OF PAVED COUNTY ROAD 130 AND COUNTY ROAD 115, FOR THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N. 87° 47' 43" W. 3666.00 FEET (BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, DISTANCES ARE SURFACE);

THENCE S. 87° 47' 43" E., ALONG SAID COUNTY ROAD 130 AND ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 355.00 FEET TO A SPINDLE FOUND FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE S. 10° 27' 03" W., AT 30.31 FEET PASS A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 130, IN ALL 697.21 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF THIS SURVEY;

THENCE N. 87° 47' 43" W. 90.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE N. 11° 14' 38" E., AT 678.61 FEET PASS A 1/2" IRON ROD FOUND IN SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 130, IN ALL 709.46 FEET TO THE PLACE OF BEGINNING; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.