

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:** February 05, 2019

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE FRONT (EAST) DOOR, OF THE MORRIS 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 August 01, 2002 and recorded in Document VOLUME 323, PAGE 292 real property records of MORRIS County, Texas, with CUPERTINO GARCIA JR AND SARAH LEAHANNE GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CUPERTINO GARCIA JR AND SARAH LEAHANNE GARCIA, securing the payment of the indebtednesses in the original principal amount of \$28,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR GSMP'S MORTGAGE LOAN TRUST 2004-1 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

HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRINE LINDSAT, DANA RAMIN SHANNAH WALKER, KEVEN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

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

Declarant Name: \_\_\_\_\_  
Date: \_\_\_\_\_

FILED FOR RECORD  
2018 DEC 28 AM 8:28  
SHERYL LAMONT  
COUNTY CLERK  
MORRIS COUNTY, TEXAS



NOS000008004871

## EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF NAPLES, BLOCK 96, AND IN THE F. J. STARR SURVEY, A-252, MORRIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN LOT 6, BLOCK 96 DESCRIBED IN DEED TO JOHN W. BARTON, DATED 1999, RECORDED IN VOL. 294, PAGE 343, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, BEING SHOWN ON THE 1954 MAP OF THE CITY OF NAPLES, RECORDED IN VOL. 1, PAGE 59, PLAT RECORDS OF SAID COUNTY; BEING LOT 6, WILLIAM SMITH ADDITION AS SHOWN BY AN UNRECORDED PLAT; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 6, ON THE NORTHEAST CORNER OF A 0.472 ACRE TRACT (LOT 7, BLOCK 96) DESCRIBED IN DEED TO FRANCIS HARRISON, RECORDED IN VOL. 298, PAGE 712, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ON THE NORTH LINE OF SAID BLOCK 96, AND ON THE SOUTH LINE OF A 6.99 ACRE TRACT (CALLED BLOCK 97-A OF SAID CITY) DESCRIBED IN DEED TO THE CITY OF NAPLES, RECORDED IN VOL. 143, PAGE 627, DEED RECORDS OF SAID COUNTY;

THENCE S 89°30'38" E ALONG THE NORTH LINE OF SAID LOT 6 AND OF SAID BLOCK 96 - 117.86 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 6, AND ON THE NORTHWEST CORNER OF A 0.451 ACRE TRACT (LOT 5, BLOCK 96) DESCRIBED IN DEED TO THOMAS G. ZORN, RECORDED IN VOL. 265, PAGE 122, REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE S 01°01'13" W ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 5 - 170.54 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 6, ON THE SOUTHWEST CORNER OF SAID LOT 5, AND ON THE NORTH RIGHT-OF-WAY LINE OF WALNUT STREET (BEING 20 FEET FROM THE CENTERLINE);

THENCE S 89°40'45" W ALONG SAID NORTH RIGHT-OF-WAY LINE - 117.94 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 6 AND ON THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE N 01°02'08" E ALONG THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID LOT 7 - 172.21 FEET TO THE PLACE OF BEGINNING CONTAINING 0.464 ACRES OF LAND, MORE OR LESS.

