

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: 04/07/2020

Time: Between 1:00 PM and 4:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Live Oak 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 04/11/2008 and recorded in the real property records of Live Oak County, TX and is recorded under Clerk's File/Instrument Number, 111, Page 285, with Mario Torres, Jr. (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Lending Key mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mario Torres, Jr., securing the payment of the indebtedness in the original amount of \$98,125.00, 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. FIELD NOTES OF A 2.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THAT SAME TRACT CONVEYED FROM MARIO S. TORRES AND WIFE, MARIA M. TORRES, TO DANIEL G. HERRERA AND WIFE, MARIA ELENA TORRES, BY WARRANTY DEED DATED OCTOBER 6, 1999, RECORDED IN VOLUME 562, PAGE 293 OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, SAME BEING ALSO PART OF TRACT NO. 5 OF THE NORTH SHORE RANCH ESTATES, AS SHOWN ON MAP RECORDED IN VOLUME 3, PAGE 26 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS;

SAID 2.00 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE JAMES MCGLOIN SURVEY, ABSTRACT 25, IS SITUATED IN LIVE OAK COUNTY, TEXAS, APPROXIMATELY 14 MILES SOUTHEAST OF THE TOWN OF GEORGE WEST AND IS DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE NORTHERN BOUNDARY OF NORTH SHORE ROAD, AT THE SOUTHWEST CORNER OF TRACT NO. 4 OF SAID NORTH SHORE RANCH ESTATES AND THE SOUTHEAST CORNER OF SAID TRACT NO. 5, FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING ALSO THE SOUTHWEST CORNER OF WEST ONE-HALF (W/2) OF SAID TRACT NO. 4 CONVEYED TO RAMIRO FLORES, JR. BY ASSUMPTION WARRANTY DEED DATED JANUARY 27, 1976, RECORDED IN VOLUME 267, PAGE 276 OF SAID DEED RECORDS;

FILED Feb 20 A.D. 2020
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY Sharon Lewis DEPUTY
AT 10:27 O'CLOCK a.m.



THENCE S 76 DEGREES 41 MINUTES 37 SECONDS W (CALLED S 78 DEGREES 05 MINUTES 10 SECONDS W) ALONG THE SOUTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID TRACT NO. 5 AND THE NORTHERN BOUNDARY OF SAID NORTH SHORE ROAD, AT 191.6 FT. PASS THE SOUTHEAST CORNER OF A 30 FT. WIDE ACCESS EASEMENT (REFERRED TO IN VOL. 562, PG. 293, D.R.), IN ALL A DISTANCE OF 221.60 FT. (CALLED 221.66 FT.) TO A POINT AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF (W/2) OF

SAID TRACT NO. 5 CONVEYED TO MANUEL TORRES, JR. BY WARRANTY DEED FILED AUGUST 31, 1989 AND RECORDED IN VOLUME 441, PAGE 7 OF SAID DEED RECORDS AND THE SOUTHWEST CORNER OF SAID 30 FT. WIDE ACCESS EASEMENT, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A 1" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID TRACT NO. 5 AND THE SOUTHEAST CORNER OF TRACT NO. 6 OF SAID NORTH SHORE RANCH ESTATES BEARS S 76 DEGREES 41 MINUTES 37 SECONDS W, A DISTANCE OF 222.57 FT. AND FOUND 5/8" IRON ROD BEARS S 13 DEGREES 32 MINUTES 25 SECONDS E, A DISTANCE OF 1.00 FT.;


THENCE N 13 DEGREES 32 MINUTES 25 SECONDS W (CALLED N 11 DEGREES 53 MINUTES 52 SECONDS W) ALONG THE WEST LINE OF THIS TRACT, THE WEST LINE OF SAID 30 FT, WIDE ACCESS EASEMENT, THE EAST LINE OF SAID W/2 OF SAID TRACT NO. 5 AND ENTERING SAID TRACT NO. 5. A DISTANCE OF 391.72 FT, (CALLED 392.65 FT.) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE REMAINDER OF THE EAST ONE-HALF (E/2) OF SAID TRACT NO. 5 CONVEYED TO MARIO S. TORRES BY WARRANTY DEED DATED APRIL 6, 1989, RECORDED IN VOLUME 510, PAGE 309 OF SAID DEED RECORDS AND THE NORTHWEST CORNER OF SAID 30 FT. WIDE ACCESS EASEMENT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 76 DEGREES 28 MINUTES 25 SECONDS E (CALLED N 78 DEGREES 05 MINUTES 10 SECONDS E) ALONG THE NORTH LINE OF THIS TRACT, THE NORTH LINE OF SAID 30 FT. WIDE ACCESS EASEMENT AND THE SOUTH LINE OF THE REMAINDER OF SAID E/2 OF TRACT NO. 5, AT 30 FT. PASS THE NORTHEAST CORNER OF SAID 30 FT. WIDE ACCESS EASEMENT, IN ALL A DISTANCE OF 222.02 FT. (CALLED 221.66 FT.) TO A 1/2" IRON ROD FOUND IN A FENCE IN THE EAST LINE OF SAID TRACT NO. 5 AND AT THE SOUTHEAST CORNER OF THE REMAINDER OF SAID E/2 OF TRACT NO. 5, FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING ALSO A POINT IN THE WEST LINE OF SAID TRACT NO. 4

THENCE S 13 DEGREES 28 MINUTES 43 SECONDS E (CALLED S 11 DEGREES 53 MINUTES 52 SECONDS E) WITH SAID FENCE ALONG THE EAST LINE OF THIS TRACT AND THE COMMON LINE OF SAID TRACTS NO. 4 AND 5, A DISTANCE OF 392.57 FT. (CALLED 392.65 FT.) TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

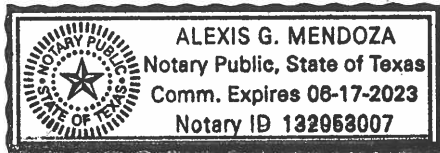


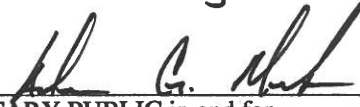
SUBSTITUTE TRUSTEE
Sandra Mendoza, Arnold Mendoza, Alexis Mendoza,
Susana Sandoval, Elizabeth Anderson,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Nueces

Before me, the undersigned authority, on this day personally appeared Arnold Mendoza, 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 20th day of February, 2020.





NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 08-17-23
Print Name of Notary:
Alexis G. Mendoza

CERTIFICATE OF POSTING

My name is Arnold Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-20-20 I filed at the office of the Live Oak County Clerk and caused to be posted at the Live Oak County courthouse this notice of sale.



Declarants Name: Arnold Mendoza
Date: 2-20-20