

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/1/2012

Grantor(s)/Mortgagor(s):
TAMMY H NAVEJAR, A SINGLE PERSON

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, NATIONAL ASSOCIATION

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1087
Page: 303
Instrument No: 258154

Property County:
GONZALES

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN GONZALEZ COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 11/5/2019

Earliest Time Sale Will Begin: 1:00:00 PM

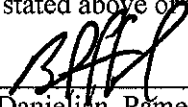
Place of Sale of Property: Gonzales County Courthouse, 414 N. St. Joseph Street, Gonzales, TX 78629 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

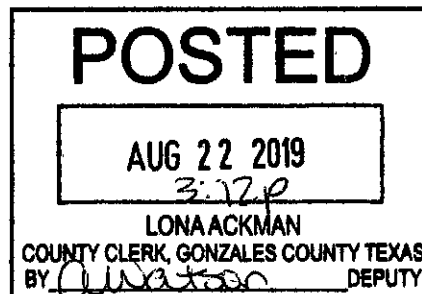
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Maryna Danielian, Pamela Thomas, Aarti Patel, Amy Ortiz, Garrett Sanders, Stacey Sanders, Dylan Ruiz, Joshua Sanders, Ramiro Cuevas, Amy Bowman, Bob Frisch, Jo Woolsey, Jodi Steen, Janice Stoner, Jodi Steen or Janice Stoner or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075



MH File Number: TX-19-72240-POS
Loan Type: FHA

EXHIBIT "A"

Being 0.070 acres of land, more or less, lying and being situated in Gonzales County, Texas, and being part of Lot F, Block 13, of the Third Subdivision of Lawyers Place, an addition to the Town of Gonzales, according to the map or plat of said subdivision recorded in Volume 85, Page 402, Deed Records, Gonzales County, Texas, and being that same parcel of land described in Deed recorded in Volume 925, Page 206, Deed Records, Gonzales County, Texas, said 0.070 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of this 0.070 acres, same being the northwest corner of the Marks Castro tract (Volume 866, Page 498) and in the northeast Right-of-Way line of McClure Street, same also being the **POINT OF BEGINNING**, from which a 5/8 inch iron rod bears South 20 degrees 04 minutes 27 seconds East (called South 20 degrees 00 minutes 00 seconds East) a distance of 55.51 feet (called 55.00 feet) to the southwest corner of said Castro tract.

THENCE along the northeast Right-of-Way line of said McClure Street, North 20 degrees 01 minutes 06 seconds West (called North 20 degrees 00 minutes 00 seconds West), a distance of 54.94 feet (called 55.00 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.070 acres, same being the southwest corner of the Jack M. Craven, et ux tract (Volume 585, Page 617);

THENCE along the line common to this 0.070 acres and said Jack M. Craven, et ux tract, North 69 degrees 57 minutes 15 seconds East (called North 70 degrees 00 minutes 00 seconds East), a distance of 55.53 feet (called 55.50 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.070 acres, same being the southeast corner of said Craven tract and in the southwest line of the Gregory C. Tolken tract (Volume 172, Page 368);

THENCE along the line common to this 0.070 acres and said Tolken tract, South 20 degrees 00 minutes 00 seconds East, a distance of 54.98 feet (called 55.00 feet) to a 1/2 inch iron rod set for the southeast corner of this 0.070 acres, same being the northeast corner of said Castro tract;

THENCE along the line common to this 0.070 acres and said Castro tract, South 70 degrees 00 minutes 00 seconds West, a distance of 55.51 feet (called 55.00 feet) to the **POINT OF BEGINNING**, and containing 0.070 acres of land, more or less.