

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: 01/07/2020

Time: Between 1:00 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 Willacy 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 12/21/2009 and recorded in the real property records of Willacy County, TX and is recorded under Clerk's

File/Instrument Number, 618, Page 38, with Oralia Zavala (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Network Funding, LP mortgagee to which reference is herein made for all purposes.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by Oralia Zavala, securing the payment of the indebtedness in the original amount of \$57,243.00, 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 EAST ONE-HALF (E. 1/2) OF LOT SEVEN (7) AND ALL OF LOT EIGHT (8), BLOCK ONE (1), BRADLEY COURT ADDITION TO THE CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, WILLACY COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH TWO FEET (S. 2 FT) OF SAID PROPERTY WHICH WAS CONVEYED TO HIXIE MAY STRAWN BY DEED DATED JUNE 18, 1970, RECORDED IN VOLUME 97, PAGE 140. DEED RECORDS, WILLACY COUNTY, TEXAS.

*Posted &*  
**FILED 10:15 AM**  
**COUNTY COURT**

NOV 26 2019

SUSANA R. GARZA, CLERK  
 WILLACY COUNTY, TEXAS  
 BY: *[Signature]*  
 DEPUTY



4711651

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

*CCB*

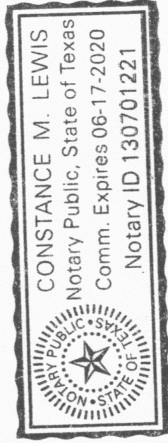
**SUBSTITUTE TRUSTEE**

~~Arnold Mendoza, Sandra Mendoza, Alexis Mendoza,  
Susana Sandoval, Connie Cobb~~ Constance Lewis  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Comer

Before me, the undersigned authority, on this day personally appeared Connie Cobb, 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 26 day of November, 2019.



Constance M Lewis  
NOTARY PUBLIC in and for

Comer COUNTY  
My commission expires: 6/17/2020  
Print Name of Notary: Constance M. Lewis

**CERTIFICATE OF POSTING**

My name is Connie Cobb, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-26-2019 I filed at the office of the Willacy County Clerk and caused to be posted at the Willacy County courthouse this notice of sale.

*CCB*  
Declarant's Name: Connie Cobb  
Date: 11-26-2019