

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/29/2009

Grantor(s)/Mortgagor(s):
JOSE DE LEON, JOINED HEREIN PRO FORMA
BY HIS SPOUSE OLIVIA DE LEON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR PRIMELENDING, A PLAINSCAPITAL
COMPANY, ITS SUCCESSORS AND ASSIGNS

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

Accepted for Filing in
Refugio County, TX
MAY 23, 2019 10:28 AM
by Lorraine Garcia

Recorded in:
Volume: 232
Page: 254
Instrument No: 2009-00028947

Property County:
REFUGIO

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: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL
PURPOSES

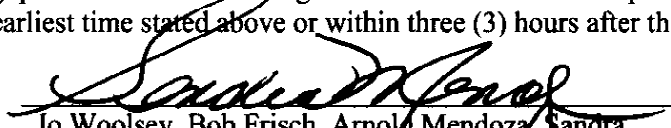
Date of Sale: 8/6/2019

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

Place of Sale of Property: Refugio County Courthouse, 808 Commerce Street, Refugio, TX 78377 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**


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval,
Leslye Evans, Vicki Hammonds, Alexis Mendoza,
Barbara Sandoval, Martha Boeta, Raymond Perez,
Garrett Sanders, Megan Yassi, Vicki Hammonds or
Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

TX-19-72477-POS

EXHIBIT "A"

One (1) acre, more or less, out of Farm Lot Four (4), Block Ten (10) of the Refugio Town Tract Survey, Abstract 56, in Refugio County, Texas, more particularly described by metes and bounds as follows:

Being one acre of land out of Farm Lot Four, Block Ten, of the Refugio Town Tract Survey, Ab. 56, in Refugio County, Texas, and is also out of the same land conveyed by May Adkins, et al, to James P. Wales and wife, Georgia Wales by Deed dated Nov. 8, 1974, recorded in Vol. 194, Page 333, Deed Records of Refugio County, Texas, and is more particularly described by metes and bounds as follows, to-wit:

Beginning at a 3/4" iron pipe in the North line of said Farm Lot Four and South line of a public road for the N.E. corner of this survey, from whence a 3/4" iron pipe at the S.W. corner of the intersection of two public roads, for the N.E. corner of Farm Lot Four, Block Ten, bears S 80°25' E, 676.13 feet;

Thence N 80°25' W, with the North line of said Farm Lot Four and South line of said public road 208.71 feet to a 3/4" iron pipe in the East line of a public road 50' wide, that bears South for the N.W. corner of this survey;

Thence S 9°45' W, with the East line of said road 50 feet wide, 208.71 feet to a 3/4" iron pipe for the S.W. corner of this survey;

Thence S 80°25' E, a distance of 208.71 feet to a 3/4" iron pipe for the S.E. corner of this survey;

Thence N 9°45' E, a distance of 208.71 feet to THE PLACE OF BEGINNING, containing one acre of land, more or less.