

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: 03/05/2019

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Atascosa 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 04/02/2002 and recorded in the real property records of Atascosa County, TX and is recorded under Clerk's File/Instrument Number 49664, Book 196, Page 453, with Michael W. Barta (grantor(s)) and Wells Fargo Home Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Michael W. Barta, securing the payment of the indebtedness in the original amount of \$49,875.00, 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. BEING 0.12 ACRES OF LAND IN THE CITY OF PLEASANTON, OUT OF THE EULOGIO HERNANDEZ SURVEY, ABSTRACT NO. 349, ATASCOSA COUNTY, TEXAS AND BEING THE SOUTH 1/2 OF LOT 2, BLOCK 1, PRESTON ADDITION TO THE CITY OF PLEASANTON AS SHOWN ON THE PLAT OF RECORD ON SHEET 17-B, (NPC), OF THE NEW PLAT CABINET OF ATASCOSA COUNTY, TEXAS, SAID 0.12 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH PIN IN THE NORTH RIGHT-OF-WAY OF HUNT STREET FOR THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 AND THE SOUTHEAST CORNER OF LOT 2 AND OF THIS TRACT;

THENCE SOUTH 88 DEGREES 53 MINUTES 41 SECONDS WEST, WITH SAID RIGHT-OF-WAY, A DISTANCE OF 59.84 FEET TO A FOUND 1/2 INCH PIN FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 1 AND OF THE BILLIE E. LYNN LAND AS DESCRIBED IN VOLUME 462, PAGE 261 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND THE SOUTHWEST CORNER OF LOT 2 AND OF THIS TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, WITH THE COMMON LINE OF LOTS 1 AND 2, A DISTANCE OF 83.72 FEET TO A FOUND 1/2 INCH PIN FOR THE NORTHEAST CORNER OF SAID LYNN LAND, THE SOUTHEAST CORNER OF THE LORENZO MORADO LAND AS DESCRIBED IN



VOLUME 170, PAGE 700 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, THE SOUTHWEST CORNER OF THE LUIS RAY DE LA ROSA, JR. ET UX LAND AS DESCRIBED IN VOLUME 155, PAGE 38 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 60.11 FEET TO A FOUND 1/2 INCH PIN IN THE WEST LINE OF THE AFOREMENTIONED LOT 3 FOR THE SOUTHEAST CORNER OF SAID DE LA ROSA LAND AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 11 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF SAID LOT 3, A DISTANCE OF 83.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES OF LAND.

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

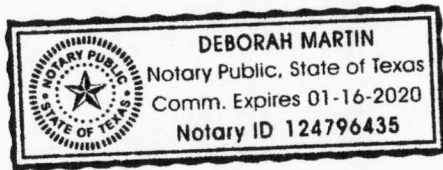
Troy Martin
SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, 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 30 day of January, 2019.

Deborah Martin
NOTARY PUBLIC in and for



Medina COUNTY
My commission expires: 1/16/2020
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED FOR RECORD
2019 JAN 30 AM 9:39
DIANE GONZALES
ATASCOSA COUNTY CLERK
BY Je DEPUTY