

210 Darrell Ave, Levelland, TX 79336

19-022814

**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: 12/03/2019

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

Place: The area designated by the Commissioners Court of Hockley 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 06/29/2012 and recorded in the real property records of Hockley County, TX and is recorded under Clerk's File/Instrument Number, Vol. 939, Page 671, and re-recorded at Vol. 943, Page 736 with Jesus M. Chavarria and Bertha P. Chavarria (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Compass Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jesus M. Chavarria and Bertha P. Chavarria, securing the payment of the indebtedness in the original amount of \$73,641.00, 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.** ALL OF LOT FIVE (5) BLOCK TEN (10) OF THE A.J. KAUFFMAN SUBDIVISION, AN ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 154 OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.



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**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

*Ronald Byrd*

**SUBSTITUTE TRUSTEE**

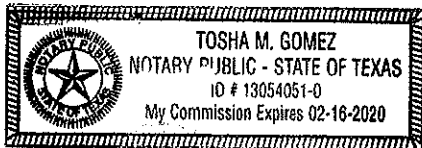
Ronald Byrd  
 1320 Greenway Drive, Suite 300  
 Irving, TX 75038 OR Ronald Byrd, Kevin Key, Jay  
 Jacobs, Kristic Alvarez, Charles Green, Lisa Bruno,  
 Shawn Schiller, Patrick Zwiers, Kristopher Holub,  
 Dana Kamin, Garrett Sanders, Aarti Patel, I  
 Mauchly, Irvine, CA 92618

STATE OF Texas  
 COUNTY OF Parmer

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, 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 16<sup>th</sup> day of November, 2019.

*Tosha M. Gomez*  
 NOTARY PUBLIC in and for  
Parmer COUNTY  
 My commission expires: 02-16-2020  
 Print Name of Notary:  
**Tosha M. Gomez**



**CERTIFICATE OF POSTING**

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-7-19 I filed at the office of the Hockley County Clerk and caused to be posted at the Hockley County courthouse this notice of sale.

Declarants Name: Ronald Byrd  
 Date: 11-7-19