

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: October 02, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE MAIN FRONT DOOR FACING MAIN STREET OF THE GILLESPIE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 22, 2010 and recorded in Document CLERK'S FILE NO. 20100826 real property records of GILLESPIE County, Texas, with CARMEN DE LA CRUZ AND RAFAEL M DE LA CRUZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARMEN DE LA CRUZ AND RAFAEL M DE LA CRUZ, securing the payment of the indebtednesses in the original principal amount of \$494,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

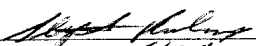
c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

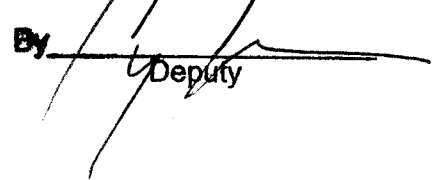
  
\_\_\_\_\_  
JUANITA COX, STEPHEN RAWLINGS, JASON BREWER, JIMMY BREWER, BRANDI SMITH OR ZACH MCCARTHY  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9-10-2018 I filed at the office of the GILLESPIE County Clerk and caused to be posted at the GILLESPIE County courthouse this notice of sale.

  
Declarant's Name: Stephen Rawlings  
Date: 9-10-2018

Handwritten: *posted @ 12:31 PM*  
Stamp: SEP 10 2018  
Stamp: FILED  
Stamp: MARY LYNN RUSCHE  
Stamp: COUNTY CLERK  
Stamp: Gillespie Co., Texas  
Signature:   
Text: Deputy



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**EXHIBIT "A"**

FIELD NOTES (AND ACCOMPANYING PLAT) OF A SURVEY OF 0.328 ACRE OF LAND, MORE OR LESS, MADE AT THE REQUEST OF THE RAFAEL M. DE LA CRUZ. SAID LAND IS SITUATED IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS, BEING PART OF OUTLOT NO. 297 AS SAID OUTLOT IS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS, AND ENVIRONS, BY THE GERMAN EMIGRATION COMPANY, AND BEING THAT 0.328 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO ROGER POMYKAL, ET UX, BY SAMMY RAY FRAZIER, DATED JANUARY 31, 1994, FOUND OF RECORD IN VOLUME 260, PAGES 871-873 OF THE REAL PROPERTY RECORDS OF GILLESPIE COUNTY, TEXAS.

SAID 0.328 ACRE TRACT OF LAND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH STEEL BAR FOUND SET IN THE N.W. LINE OF N. EDISON STREET, FOR THE EAST CORNER OF LOT 3, MAX MEURER SUBDIVISION, PLAT FOUND OF RECORD IN VOLUME 64, PAGES 624-626 OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS, FOR THE SOUTH CORNER OF SAID 0.328 ACRE POMYKAL TRACT, FOR THE SOUTH CORNER OF THIS TRACT OF LAND;

THENCE WITH THE N.E. LINES OF LOTS NO. 3 & 4 OF SAID MAX MEURER SUBDIVISION AND THE S.W. LINE OF SAID 0.328 ACRE TRACT, N. 50 DEG. 27 MIN. W. 158.07 FEET TO A 1/2 INCH STEEL BAR FOUND SET, FOR THE SOUTH CORNER OF LOT 4, TOWN CREEK TWO, PLAT FOUND OF RECORD IN VOLUME 1, PAGE 91 OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS, FOR THE WEST CORNER OF SAID 0.328 ACRE TRACT, FOR THE WEST CORNER OF THIS TRACT OF LAND;

THENCE WITH THE S.E. LINE OF SAID LOT 4, TOWN CREEK TWO, AND THE N.W. LINE OF SAID 0.328 ACRE TRACT, N. 40 DEG. 01 MIN. E. 90.44 FEET TO A 1/2 INCH STEEL BAR FOUND SET, FOR THE WEST CORNER OF THAT 0.272 ACRE TRACT OF LAND DESCRIBED OF RECORD IN VOLUME 250, PAGE 936 OF SAID REAL PROPERTY RECORDS, FOR THE NORTH CORNER OF SAID 0.328 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT OF LAND;

THENCE WITH THE S.W. LINE OF SAID 0.272 ACRE TRACT AND THE N.E. LINE OF SAID 0.328 ACRE TRACT, S. 50 DEG. 28 MIN. E. 158.05 FEET TO A 1/2 INCH STEEL BAR FOUND SET IN N.W. LINE OF N. EDISON STREET, FOR THE SOUTH CORNER OF SAID 0.272 ACRE TRACT, FOR THE EAST CORNER OF SAID 0.328 ACRE TRACT, FOR THE EAST CORNER OF THIS TRACT OF LAND;

THENCE WITH THE N.W. LINE OF N. EDISON STREET, S. 40 DEG. 00 MIN. W. 90.49 FEET TO THE PLACE OF BEGINNING.



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