

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
1/5/2004

**Grantor(s)/Mortgagor(s):**  
JENNIFER DIAZ AND JOSE DIAZ, WIFE AND  
HUSBAND

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR FIRST MAGNUS FINANCIAL CORPORATION,  
ITS SUCCESSORS AND ASSIGNS

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

**Recorded in:**  
**Volume:** 514  
**Page:** 935  
**Instrument No:**

**Property County:**  
WHEELER

**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:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 4/7/2020

**Earliest Time Sale Will Begin:** 10:00AM


**Place of Sale of Property:** Wheeler County Courthouse, 401 Main Street, Wheeler, TX 79096 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

service to the sender of this notice immediately.

  
Ronnie Heck, Shannon Heck, Charles Green, Shawn  
Schiller, Robert Gomez, Cary Corenblum, Susan  
Bowers, Jose A. Bazaldua, Antonio Bazaldua, Kevin  
Key or Jay Jacobs  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-20-76715-POS  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Bottler §

Before me, the undersigned Notary Public, on this day personally appeared Susan Bowers as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23 day of January, 2020.

Glandeem M. Shenk  
Notary Public  
Signature

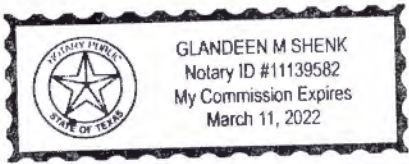


EXHIBIT "A"

*FIELD NOTES for a portion of Lot 4, Block 2, Schlegel Addition to the City of Shamrock, Wheeler County, Texas.*

*BEGINNING at a 1/2" iron rod found by a cross-tie of the southwest corner of said Lot 4 for the southwest corner of this tract.*

*THENCE N. 0° 07' 00" E. a distance of 76.0 feet to a 1/2" iron rod found at a chain link fence in a curve in the south right-of-way line of Interstate Highway No. 40 for the northwest corner of this tract.*

*THENCE in a northeasterly direction along said curve to the right a radius of 5579.6 feet, long chord bearing of N. 84° 58' 00" E., and long chord length of 451.8 feet, a curve length of 451.9 feet to a 1/2" iron rod found in the east line of said Lot 4 for the northeast corner of this tract.*

*THENCE S. 0° 07' 00" W. a distance of 118.0 feet to a 1/2" iron rod found by a fence corner of the southeast corner of said Lot 4 for the southeast corner of this tract.*

*THENCE N. 89° 42' 00" W. a distance of 450.0 feet to the place of BEGINNING and containing 1.03 acres of land.*

*NOTE: This Tract as described is intended to be that same Tract of Land described as a Save and Except Tract in GF #2003-113*

**All of Lot 4, Block 2, Schlegel Addition to the City of Shamrock, Wheeler County, Texas SAVE & EXCEPT the following two tracts:**

A part of Lots 4 and 6 and all of Lot 5, Block 2, Schlegel Addition to the City of Shamrock, Wheeler County, Texas, described as follows:

BEGINNING at the Southeast Corner of Lot 5, Block 2, Schlegel Addition to the City of Shamrock;

THENCE North  $0^{\circ} 07'$  East a distance of 332.24 feet to a point in the East Line of Lot 6, Block 2, Schlegel Addition to the City of Shamrock;

THENCE North  $86^{\circ} 14'$  West a distance of 450.91 feet to a point in the West line of Lot 6;

THENCE South  $0^{\circ} 07'$  West a distance of 458.84 feet to a point in the West line of Lot 4, Block 2, Schlegel Addition to the City of Shamrock;

THENCE North  $67^{\circ} 01'$  East a distance of 171.75 feet to a point;

THENCE North  $84^{\circ} 15'$  East a distance of 294.53 feet to the place of BEGINNING, containing 3.935 acres of land, more or less.

0.813 acres of land out of Lot 4, Block 2, Schlegel Addition to the City of Shamrock, Wheeler County, Texas, described as follows:

COMMENCING at the southwest corner of Lot 4, Block 2, Schlegel Addition to the City of Shamrock, thence North  $0^{\circ} 07'$  East, a distance of 113.0' along the West Boundary line of Lot 4, Block 2, to the point of intersection with the present South Right of Way line for the proposed Interstate 40, the place of beginning;

THENCE North  $67^{\circ} 01'$  East, a distance of 171.75 feet along the present South right of way line for the proposed Interstate Highway 40, to a point;

THENCE North  $84^{\circ} 36' 14''$  East, a distance of 293.29 feet, along the present South right of way line for the proposed Interstate Highway 40, to the Northeast corner of said Lot 4;

THENCE South  $0^{\circ} 07'$  West, a distance of 93.32 feet along the east line of said Lot 4, to a point on a circular curve having a radius of 5,579.58 feet and from said point the radius bears  $S 02^{\circ} 27' 58''$  East;

THENCE in a Southwesterly direction, a distance of 451.69 feet along said circular curve having a radius of 5,579.58 feet, to a point in the west line of said Lot 4 from which the radius bears  $S 07^{\circ} 06' 16''$  East;

THENCE North  $0^{\circ} 07'$  East, a distance of 36.35 feet to the place of beginning, and containing 0.813 acres of land, more or less.