

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/25/2007

**Grantor(s)/Mortgagor(s):**  
ROY DOMINGUEZ, JR AKA ROY DOMINGUEZ  
AND NANCY M. DOMINGUEZ

**Original Beneficiary/Mortgagee:**  
WELLS FARGO FINANCIAL TEXAS, INC.

**Current Beneficiary/Mortgagee:**  
Wells Fargo USA Holdings, Inc.

**Recorded in:**  
**Volume:** 202  
**Page:** 608  
**Instrument No:** 429

**Property County:**  
FALLS

**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:** LOT THREE (3) OUT OF THE F.A. NUTT SUBDIVISION OUT OF THE CHAMBERS  
AND LA SERDA GRANTS, FALLS COUNTY, TEXAS, BEING A TRACT DESCRIBED AS 0.368 ACRES  
MORE FULLY DESCRIBED IN EXHIBIT "A" DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 8/6/2019

**Earliest Time Sale Will Begin:** 11:00:00 AM

**Place of Sale of Property:** Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 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

*Donna Shodeman for Kevin Key*  
Pete Florez, Florence Rosas, Zachary Florez,  
Orlando Rosas, Bobby Brown, Maryna Danielian,  
Pamela Thomas, Jack Burns II, Kristopher Holub,  
Aarti Patel, Stacey Bennett, Amy Ortiz, Garrett  
Sanders, Maxwell Atherton, Kevin Key, Jay Jacobs,  
Tim Lewis, Orlando Rosas or Bobby Brown  
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

service to the sender of this notice immediately.

**FILED** *2:50 P M*

**JUL 16 2019**

**MH File Number:** TX-19-71720-HE  
**Loan Type:** Conventional Residential

LINDA WATKINS  
CO. CLK. FALLS CO.

Exhibit "A"

BEING a 0.368 ac. tract of land situated in the T. J. CHAMBERS - LA SERDA conflicting SURVEY in Falls County, Tex. about 2½ miles Southeast of Marlin, Tex. Said tract is a part of a 3.0 ac. tract conveyed from Frank Olexy to P. A. Nutt as recorded in Vol. 290 Pg. 353 of Falls County Deed Records, and most recently is a part of the tract conveyed from P. A. Nutt to Walter Pove, as recorded in Vol. 299 Pg. 373 of Falls County Deed Records. Said tract has been surveyed on the ground by James H. Sanson, a Reg. Prof. Surveyor, and is described accurately by metes and bounds as follows:

BEGINNING at an iron pipe set on the North R.O.W. of a dedicated public road (Pear Orchard Lane) at a point which lies N 44° 44' E a distance of 172.0 feet from a large steel bolt found at the Southwest corner of 3.0 acre parent tract, for the Southwest corner of this tract;

THENCE N 40° 17' W a distance of 189.1 feet along the East line of adjoining 0.368 ac. tract (LOT 2) to an iron pipe found for corner at fence on North side of 3.0 ac. tract;

THENCE N 44° 44' E a distance of 85.0 feet along fence on North side of parent 3.0 ac. tract to an iron pipe set for corner;

THENCE S 40° 17' E a distance of 189.1 feet along West side of adjoining LOT 4 to an iron pipe set on the North R.O.W. of Public Road (Pear Orchard Lane);

THENCE S 44° 44' W a distance of 85.0 feet along the North R.O.W. of Pear Orchard Lane to the place of BEGINNING and containing 0.368 acres of land.