

446 NORWOOD STREET  
MARLIN, TX 76661

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**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: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: ~~THE SOUTH STEPS LEADING THRU THE SOUTH COURTHOUSE DOOR TO THE 2ND FLOOR OF THE FALLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS~~ or as designated by the county commissioners. *SEE ATTACHED*

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 14, 2004 and recorded in Document VOLUME 164, PAGE 911 real property records of FALLS County, Texas, with ALBERT B. LANFER AND DARLINE J LANFER, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ALBERT B. LANFER AND DARLINE J LANFER, securing the payment of the indebtednesses in the original principal amount of \$105,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KONDAUR CAPITAL CORPORATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2019-3 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. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION  
333 SOUTH ANITA DRIVE  
SUITE 400  
ORANGE, CA 92868-3314

**FILED 4:24 PM**

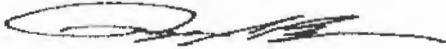
**NOV 21 2019**

**LINDA WATKINS  
CO. CLK. FALLS CO.**



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11/21/2019 I filed at the office of the FALLS County Clerk and caused to be posted at the FALLS County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 11/21/2019

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FALLS

**EXHIBIT "A"**

BEING ALL THAT TRACT OF LAND IN FALLS COUNTY, TEXAS, IN THE CITY OF MARLIN, AND BEING ALL THAT TRACT OF LAND DESCRIBED IN A DEED TO ALBERT B. LANFER AS RECORDED IN VOLUME 278, PAGE 578 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A PIPE FOUND AT THE NORTHWEST CORNER OF SOLD LANFER TRACT, AND AT THE INTERSECTION OF THE SOUTH LINE OF NORWOOD STREET (50') AND THE EAST LINE OF CHILTON STREET (60');

THENCE EAST, 94.87 FEET ALONG SAID LINE OF NORWOOD STREET TO A 1/2 INCH STEEL ROD FOUND AT THE NORTHEAST CORNER OF SAID LANFER TRACT AND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO ROSALIND SMYTH AS RECORDED IN VOLUME 257, PAGE 530 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 56 MINUTES 44 SECONDS WEST, 148.21 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID LANFER TRACT, THE SOUTHWEST CORNER OF SAID SMYTH TRACT, AND ON THE NORTH LINE OF LOT 4 OF THE LOST FORREST ADDITION TO THE CITY OF MARLIN AS RECORDED IN VOLUME 2, PAGE 56 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 56 MINUTES 35 SECONDS WEST, 93.91 FEET TO A 5/8 INCH STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID LANFER TRACT, THE NORTHWEST CORNER OF SAID LOT 4, ON SAID EAST LINE OF CHILTON STREET;

THENCE NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 148.29 FEET ALONG SAID EAST LINE OF CHILTON STREET TO THE POINT OF BEGINNING, CONTAINING 0.321 OF AN ACRE OF LAND.