

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/13/1996

**Grantor(s)/Mortgagor(s):**  
RUBEN C. VELA AND WIFE, SANDRA VELA

**Original Beneficiary/Mortgagee:**  
TURNER-YOUNG INVESTMENT COMPANY

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

**Recorded in:**  
**Volume:** 1725  
**Page:** 284  
**Instrument No:** 96003489

**Property County:**  
EASTLAND

**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:** A 3.137 ACRES TRACT OF LAND OUT OF THE SW/4 OF SECTION 26, BLOCK 4 OF THE H. & T.C.R.R.CO. SURVEY, J.H. CALHOUN SURVEY, ABSTRACT NO. 67, IN EASTLAND COUNTY, TEXAS, SAID LAND ORIGINALLY BEING DESCRIBED IN 2 TRACT OF LAND IN DEED'S FROM THE CITY OF EASTLAND TO J.A. HERNANDEZ RECORDED IN VOL. 556 PG. 502 AND VOL. 596 PG. 120 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS. THE SUBJECT PROPERTY HAVING A STREET ADDRESS OF 510 N. DAUGHERTY AVENUE, EASTLAND, TEXAS 76448 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**Date of Sale:** 7/2/2019

**Earliest Time Sale Will Begin:** 1:00:00 PM

**Place of Sale of Property:** Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 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.**

~~Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, Charles Green, Laura Browder or Marsha Monroe or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee~~  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-69159-POS  
**Loan Type:** FHA

RECEIVED 9:00a M.  
CATHY JENTHO, COUNTY CLERK

MAY 23 2019

EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR**

510 N. Daugherty Avenue  
Eastland, Texas 76448

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A 3.137 acres tract of land out of the SW/4 of Section 26, Block 4 of the H. & T.C.R.R.Co. Survey, J. H. Calhoun Survey, Abstract No. 67, in Eastland County, Texas, said land originally being described in 2 tract of land in deed's from the City of Eastland to J.A. Hernandez recorded in Vol. 556 Pg. 582 and Vol. 596 Pg. 120 of the Deed Records of Eastland County, Texas. The subject property having a street address of 510 N. Daugherty Avenue, Eastland, Texas 76448 and being more particularly described as follows:

Beginning at a 5/8" rebar set in the north right of way line of the Texas and Pacific Railroad at its intersection with the occupied west boundary line of Daugherty Avenue, for the SEC of this described tract, said point being located 448.51 feet North of and 44.81 feet West of the SEC of the J.H. Calhoun Survey.

Thence N 83 Deg. 59' 02" W, 426.71 feet along the SBL of described tract and the NROWL of the T. & P.R.R., to a 5/8" rebar set for the SWC of described tract.

Thence N 00 Deg. 07' 46" E, 299.41 feet along the WBL of described tract and with an existing fence line, to a 5/8" rebar set at the base of a fence corner post found in the occupied SBL of ST Charles Street, for the NWC of described tract.

Thence N 89 Deg. 47' 60" E, 407.51 feet along the NBL of described tract and the occupied SBL of ST Charles Street, to a 5/8" rebar set for an angle corner of described tract.

Thence S 49 Deg. 38' 40" E, 17.06 feet along the NBL of described tract and the occupied SBL of said ST Charles Street to a 5/8" rebar set in the occupied WBL of Daugherty Avenue, for an angle corner of described tract.

Thence S 5 Deg. 22' 09" E, 35.69 feet along the EBL of described tract and the occupied WBL of Daugherty Avenue, to a 5/8" rebar set for an angle corner of described tract.

Thence S 00 Deg. 01' 49" W, 296.98 feet along the EBL of described tract and the occupied WBL of Daugherty Avenue, to the place of beginning and containing 3.137 acres of land.