

Filed this 14th day of Nov 20 23
11:52 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra

520 Fm 1979, Martindale, TX 78655

23-013868

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: 02/06/2024
Time: Between 1:00 PM to 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Caldwell County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2012 and recorded in the real property records of Caldwell County, TX and is recorded under Clerk's File/Instrument Number 124215, with Lorenzo L. Zavala and Valerie R. Zavala (grantor(s)) and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TXL MORTGAGE CORPORATION** mortgage to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lorenzo L. Zavala and Valerie R. Zavala, securing the payment of the indebtedness in the original amount of \$168,266.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTE DESCRIPTION OF A SURVEY MADE ON THE GROUND OF 0.17 ACRE OF LAND, MORE OR LESS, IN THE WILLIAM PETTUS TWO LEAGUE GRANT, TOWN OF MARTINDALE, CALDWELL COUNTY, TEXAS BEING THAT SAME TRACT CALLED SECOND TRACT CONVEYED BY PRESCILIANO LONGORIA AND EULALIA LONGORIA TO HILARIO ZAVALA BY DEED DATED JANUARY 18, 1964 AS RECORDED IN VOLUME 300, PAGE 368 OF THE CALDWELL COUNTY DEED RECORDS. ALSO BEING A PORTION OF THAT TRACT CALLED 8.7 ACRES CONVEYED BY MRS. J.F. ABEL, ET AL TO H.H. LOCK BY DEED DATED NOVEMBER 6, 1947 AS RECORDED IN VOLUME 225, PAGE 66 OF THE CALDWELL COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED IRON STAKE SET IN THE SOUTHEAST LINE OF F.M. 1979 FOR THE NORTH CORNER OF THAT TRACT CALLED FIRST TRACT IN THAT ABOVE REFERENCED DEED TO HILARIO ZAVALA AND THE WEST CORNER OF THIS TRACT, FROM WHICH AN IRON STAKE FOUND FOR THE WEST CORNER OF THE LOCK 8.7 ACRE TRACT BEARS S48 DEGREES 15 MINUTES 00 SECONDS W 400.00 FEET:

THENCE LEAVING THAT CALLED FIRST TRACT WITH THE SOUTHEAST LINE OF F.M. 1979 N48 DEGREES 15 MINUTES 00 SECONDS E 50.00 FEET TO AN ALUMINUM CAPPED IRON STAKE SET FOR THE NORTH CORNER OF THIS TRACT;



THENCE LEAVING F.M. 1979 WITH THE NORTHEAST LINE OF THE SECOND TRACT S36 DEGREES 50 MINUTES 07 SECONDS E 150.46 FEET TO AN ALUMINUM CAPPED IRON STAKE SET IN THE NORTHWEST LINE OF THAT TRACT CONVEYED BY APOLINAR ZAVALA, ET AL TO ADELITA ZAVALA BY DEED DATED OCTOBER 16, 1999 AS RECORDED IN VOLUME 223, PAGE 872 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS FOR THE EAST CORNER OF THIS TRACT;

THENCE WITH THE NORTHWEST OF THE ADELITA ZAVALA TRACT S48 DEGREES 13 MINUTES 26 SECONDS W 50.00 FEET TO AN IRON STAKE FOUND FOR THE EAST CORNER OF THAT CALLED FIRST TRACT, THE NORTH CORNER OF THAT TRACT CONVEYED BY MANUEL ZAVALA AND ALGANDRA ZAVALA TO JUAN ZAVALA BY DEED DATED NOVEMBER 19, 1974 AS RECORDED IN VOLUME 365, PAGE 699 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, THE WEST CORNER OF THE ADELITA ZAVALA TRACT, AND THE SOUTH CORNER OF THIS TRACT;

THENCE LEAVING THE ADELITA ZAVALA TRACT AND THE JUAN ZAVALA TRACT WITH THE NORTHEAST LINE OF THAT CALLED FIRST TRACT N36 DEGREES 50 MINUTES 05 SECONDS W 150.47 FEET TO THE POINT OF BEGINNING. CONTAINING 0.17 ACRES OF LAND AS SURVEYED BY ON THE GROUND BY CMR/PRO-TECH LAND SURVEYING OF WIMBERLEY, TEXAS DURING APRIL, 2003.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sharlet Watts

SUBSTITUTE TRUSTEE

Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz OR AUCTION.COM OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Richard Zavala Jr. OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200 Irving, TX 75038

STATE OF Texas
COUNTY OF Caldwell

Before me, the undersigned authority, on this day personally appeared Sharlet Watts, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of November, 2023.

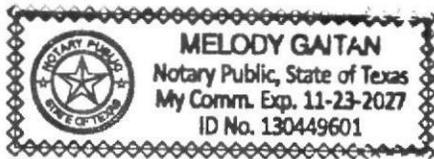
Melody Gaitan

NOTARY PUBLIC in and for

Caldwell COUNTY

My commission expires: 11-23-2027

Print Name of Notary:
Melody Gaitan



CERTIFICATE OF POSTING

My name is Sharlet Watts, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 14, 2023 I filed at the office of the Caldwell County Clerk and caused to be posted at the Caldwell County courthouse this notice of sale.

Sharlet Watts
Declarants Name: Sharlet Watts
Date: 11/14/2023

MEMORANDUM
TO: THE PRESIDENT
FROM: [Illegible]
SUBJECT: [Illegible]