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FILED
AT 8:05 O'CLOCK A M

NOV 21 2019

Barbara J. Jasso
COUNTY CLERK, CORYELL CO., TEXAS

1590 LUTHERAN CHURCH ROAD
COPPERAS COVE, TX 76522

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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 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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 23, 2008 and recorded in Document CLERK'S FILE NO. 219850 real property records of CORYELL County, Texas, with JOSEPH N FRENCH, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4 Obligations Secured. Deed of Trust or Contract Lien executed by JOSEPH N FRENCH, securing the payment of the indebtednesses in the original principal amount of \$205,500.00, 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



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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 CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

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CORYELL

EXHIBIT "A"

LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE B F TOMISON SURVEY, ABSTRACT NO 1517, AND BEING THE SAME TRACT DESCRIBED AS 0.635 ACRE IN A DEED TO MARTHA SCHUETZ RECORDED IN DOCUMENT NO 91170, OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS THE BEARINGS AND DISTANCES SHOWN HEREIN ARE EXISTING CALLS AND RECORD CALLS

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST AND SOUTH RIGHT OF WAY LINES OF LUTHERAN CHURCH ROAD BEING THE SOUTHWEST CORNER OF THE "FOURTH TRACT" RECORDED IN VOLUME 193, PAGE 243, THE NORTHWEST CORNER OF THE "FIRST TRACT" RECORDED IN VOLUME 193, PAGE 243, AND THE NORTHEAST CORNER OF THE 0.635 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS

THENCE S 19 DEG 00' 00" W, 157.57 FEET WITH THE WEST LINE OF THE "FIRST TRACT" TO A 1/2" IRON ROD FOUND BEING A CORNER OF THE BALANCE OF THE "FIFTH TRACT" RECORDED IN VOLUME 193, PAGE 243 AND THE SOUTHEAST CORNER OF THE 0.635 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS

THENCE N 66 DEG 42' 00" W, 186.36 FEET TO A 1/2" IRON ROD FOUND BEING AN ELL CORNER OF THE BALANCE OF THE "FIFTH TRACT" AND THE SOUTHWEST CORNER OF THE 0.635 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS

THENCE N 17 DEG 44' 26" E, 137.94 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF LUTHERAN CHURCH ROAD BEING THE NORTHEAST CORNER OF THE BALANCE OF THE "FIFTH TRACT" AND THE NORTHWEST CORNER OF THE 0.635 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS

THENCE S 72 DEG 43' 33" E, 188.95 FEET - BASE BEARING WITH THE SOUTH RIGHT OF WAY LINE OF LUTHERAN CHURCH ROAD TO THE PLACE OF BEGINNING CONTAINING 0.635 ACRE OF LAND ACCORDING TO MY SURVEY MY CALCULATIONS

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE NORTH LINE OF THE TRACT DESCRIBED AS 0.635 ACRE IN A DEED TO MARTHA SCHUETZ RECORDED IN DOCUMENT NO 91170, OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS