

5500 Cr 2630, Caddo Mills Texas 75135

19-004456

**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: 05/07/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt 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 06/23/2012 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2012-7800 with Carol E. Hudson (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Carol E. Hudson, securing the payment of the indebtedness in the original amount of \$69,350.00, 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.** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING LOT 4 OF WHEATLAND ACRES, PHASE I, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 880, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, WHICH IS PERMANENTLY AFFIXED AND ATTACHED TO THE LAND AND IS PART OF THE REAL PROPERTY AND WHICH, BY INTENTION OF THE PARTIES SHALL CONSTITUTE A PART OF THE REALTY AND SHALL PASS WITH IT:

YEAR/MAKE: 1996 / CMH

MODEL: SOUTHERN STAR

L X W: 44 X 28

VIN #S: CW2002506TXA & CW2002506TXB

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
19 MAR 21 AM 11:39  
DEPOSED



4688669

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715



**SUBSTITUTE TRUSTEE**

Robert LaMont, David Sims, Harriett Fletcher,  
Sheryl LaMont, Allan Johnston, Sharon St. Pierre,  
Randy Daniel, Ronnie Hubbard  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Ramiro Cuevas, Aurora  
Campos, Jonathan Harrison, Shawn Schiller, Patrick  
Zwiers, Darla Boettcher, Irene Lindsay, Dana  
Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen,  
Robert LaMont, Harriett Fletcher, Ronnie Hubbard  
whose address is 1 Mauchly, Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_  
COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_