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BY: _____
DEPUTY

611 FM 272
CELESTE, TX 75423

00000008618761

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: December 03, 2019

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

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 November 12, 2003 and recorded in Document VOLUME 1103, PAGE 636 real property records of HUNT County, Texas, with MARTIN BELL AND DORIS BELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTIN BELL AND DORIS BELL, securing the payment of the indebtednesses in the original principal amount of \$67,243.00, 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. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715



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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 DARLA BOETTCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, JAMI HUTTON, DANA KAMIN, LISA BRUNO, RONDA TYLER, HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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 _____, 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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES GRANT SURVEY, ABSTRACT NO. 385, CITY OF CELESTE, HUNT COUNTY, TEXAS, AND BEING A PART OF LOT 5 OF HIGHLAND TERRACE ADDITION, AN ADDITION TO THE CITY OF CELESTE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 755 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND AS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED TO KHOSROW SADEGHIAN, JANUARY 5, 1999 AND BEING RECORDED IN VOLUME 551, PAGE 56 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FM HIGHWAY 272 (80' RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 00 DEGREES, 42 MINUTES, 04 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 75.07 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A 0.24 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM MARK K. SULLIVAN TO MELVIN AND TINA FOX, DATED JUNE 13, 1991 AND BEING RECORDED IN VOLUME 204, PAGE 576 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES, 58 MINUTES, 19 SECONDS EAST (CONTROLLING BEARING LINE) ALONG THE COMMON LINE BETWEEN FOX AND SADEGHIAN TRACTS, A DISTANCE OF 139.86 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF SAID LOT 5;

THENCE SOUTH 00 DEGREES, 53 MINUTES, 20 SECONDS EAST ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 75.13 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 5 AND THE NORTHEAST CORNER OF LOT 4;

THENCE SOUTH 89 DEGREES, 59 MINUTES, 41 SECONDS WEST ALONG THE COMMON LINE OF LOTS 4 AND 5 A DISTANCE OF 140.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES OF LAND, MORE OR LESS.