

FILE FOR RECORD
CENTRAL LINE NEWS

19 SEP 25 AM 11:08

DEPUTY

3999 STATE HIGHWAY 34 N
WOLFE CITY, TX 75496

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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: 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 December 12, 2005 and recorded in Document VOLUME 1403, PAGE 63 real property records of HUNT County, Texas, with MARIA LOREDO AND MARIA MENDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARIA LOREDO AND MARIA MENDEZ, securing the payment of the indebtednesses in the original principal amount of \$80,733.00, 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"

BEING A 1.0 ACRE TRACT IN THE DALE SURVEY, ABSTRACT NO. 239, IN HUNT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED, AS TRACT TWO, RECORDED IN VOLUME 787, PAGE 475, DEED RECORDS, HUNT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE SOUTH WEST CORNER OF SAID TRACT TWO, IN THE EAST LINE OF HIGHWAY 34 NORTH AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED EUGENE NORTON, ET UX, VOLUME 479, PAGE 262 DEED RECORDS HUNT COUNTY, TEXAS;

THENCE NORTH 01 DEG. 46 MIN 38 SEC. W., ALONG THE WEST LINE OF SAID TRACT TWO AND SAID EAST LINE OF HIGHWAY 34 NORTH FOR 319.07 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID TRACT TWO AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES LILLY VOLUME 353 PAGE 299 DEED RECORDS HUNT COUNTY, TEXAS;

THENCE N. 89 DEG. 43 MIN, 31 SEC. E., ALONG THE NORTH LINE OF SAID TRACT TWO, AND THE SOUTH LINE OF SAID LILLY TRACT, GENERALLY WITH A FENCE FOR 151.94 FEET TO A 3/8 INCH IRON ROD FOR THE NORTHEAST CORNER OF SAID TRACT TWO AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES MARVIN VOLUME 648, PAGE 339 DEED RECORDS HUNT COUNTY, TEXAS;

THENCE S. 01 DEG. 07 MIN. 12 SEC. E., ALONG THE EAST LINE OF SAID TRACT TWO AND THE WEST LINE OF SAID MARVIN TRACT, GENERALLY WITH A FENCE FOR 318.29 FEET TO A FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT TWO AND THE NORTHEAST CORNER OF SAID NORTON TRACT;

THENCE S, 89 DEG. 27 MIN, 00 SEC. W. ALONG THE SOUTH LINE OF SAID TRACT TWO AND THE NORTH LINE OF SAID NORTON TRACT FOR 148.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES OF LAND, MORE OR LESS.