

4304 County Road 2708, Caddo Mills, TX 75135

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FILE FOR RECORD
JENNIFER L. HENDERSON
21 MAR -4 PM 1:32
BY: [Signature]
20-003757

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: 04/06/2021

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 04/01/2013 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number, 2013-4051 with William D. Sheppard and Sarah A. Sheppard (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Leaderone Financial Corporation, a corporation, mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by William D. Sheppard and Sarah A. Sheppard, securing the payment of the indebtedness in the original amount of \$299,000.00, 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 THE J. JOHNSON SURVEY, ABSTRACT NO. 563, HUNT COUNTY, TEXAS, AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS THE SECOND TRACT AND THE FOURTH TRACT IN A DEED FROM HORACE W. WEBB, ET UX, TO HURLEY M. JENKINS, ET UX, AS RECORDED IN VOLUME 86, PAGE 68, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER OF COUNTY ROAD NO. 2708 AT THE SOUTHWEST CORNER OF THE ABOVE CITED FOURTH TRACT;

THENCE N. 01 DEGREE 10 MINUTES 54 SECONDS W. WITH THE WEST LINE OF SAID FOURTH TRACT, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC," SET FOR WITNESS AT A DISTANCE OF 30.00 FEET, AND CONTINUING WITH THE WEST LINE OF SAID FOURTH TRACT AND THE WEST LINE OF THE ABOVE CITED SECOND TRACT, PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JAMES RAY DOUTHIT TO THE DOUTHIT FAMILY TRUST AS RECORDED IN VOLUME 1496, PAGE 645 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM TAMERA LYNETT MCCASLAND TO RONNIE K. MCCASLAND AS RECORDED IN VOLUME 1113, PAGE 685 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AT A DISTANCE OF 686.63 FEET, AND CONTINUING WITH THE



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WEST LINE OF SAID SECOND TRACT, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 861.42 FEET, AND CONTINUING WITH THE WEST LINE OF SAID SECOND TRACT FOR A TOTAL DISTANCE OF 893.97 FEET TO A POINT FOR CORNER AT THE PROJECTED CENTERLINE OF COUNTY ROAD NO. 2706, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECOND TRACT;

THENCE N. 89 DEGREES 40 MINUTES 15 SECONDS E. WITH THE NORTH LINE OF SAID SECOND TRACT AND ALONG THE PROJECTED CENTERLINE OF COUNTY ROAD NO. 2706 A DISTANCE OF 244.72 FEET TO A 60-D NAIL SET FOR CORNER AT THE INTERSECTION OF THE CENTER OF COUNTY ROAD NO. 2706 WITH THE CENTER OF COUNTY ROAD NO. 2708;

THENCE N. 89 DEGREES 40 MINUTES 15 SECONDS E. WITH THE NORTH LINE OF SAID SECOND TRACT AND ALONG THE PROJECTED CENTERLINE OF COUNTY ROAD NO. 2706 A DISTANCE OF 244.72 FEET TO A 60-D NAIL SET FOR CORNER AT THE INTERSECTION OF THE CENTER OF COUNTY ROAD NO. 2706 WITH THE CENTER OF COUNTY ROAD NO. 2708;

ROAD NO. 2708, SAID POINT BEING S. 89 DEGREES 07 MINUTES 28 SECONDS W. A DISTANCE OF 148.68 FEET FROM A 12" BOIS D'ARC FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID FOURTH TRACT;

THENCE S. 89 DEGREES 07 MINUTES 28 SECONDS W. WITH THE SOUTH LINE OF SAID FOURTH TRACT AND ALONG THE CENTER OF COUNTY ROAD NO. 2708 A DISTANCE OF 249.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.06 ACRES OF LAND.

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

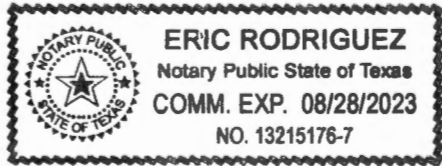


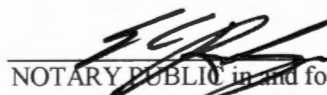
SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont,
~~Allan Johnston~~, Sharon St. Pierre, Ronnie Hubbard,
Randy Daniel
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, 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 04th day of March, 2021.




NOTARY PUBLIC in and for
Gregg COUNTY
My commission expires: 8-28-23
Print Name of Notary:
Eric Rodriguez

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: _____