

5-2-F3

FILED
COUNTY CLERK
HUNT COUNTY, TEXAS
2023 FEB 23 PM 2:18
2023 FEB 23 PM 2:18

4107 WALNUT STREET
GREENVILLE, TX 75401

00000009735184

BY: [Signature]
BY DEPUTY

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: May 02, 2023
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 July 11, 2003 and recorded in Document VOLUME 1037, PAGE 60; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2018-16122, 2021-18724 & 2022-01619 real property records of HUNT County, Texas, with RHONDA DERRICK A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RHONDA DERRICK A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$53,795.00, 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



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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, 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.



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 HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HUNT

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS PART OF LOT 1 AND LOT 2, BLOCK 17, PART OF LOT 6, BLOCK 18 AND PART OF THAT TRACT WHICH WAS FORMERLY DESIGNATED AS WALNUT STREET LYING BETWEEN BLOCKS 17 AND 18 OF THE AMENDED SOUTH HILL ADDITION, AS RECORDED IN VOLUME 292, PAGE 1 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND ALSO BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM ROSEMARY ROBERTS TO TAMMY L. YOUNGMAN, ET AL, AS RECORDED IN VOLUME 363, PAGE 66 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND FOR CORNER IN THE EAST LINE OF WALNUT STREET AT THE NORTHWEST CORNER OF THE ABOVE CITED YOUNGMAN TRACT;

THENCE S. 89 DEG 50 MIN. 43 SEC. E. ALONG THE NORTH LINE OF SAID YOUNGMAN TRACT A DISTANCE OF 137.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM B.F. VAUGHN TO THE GREENVILLE INDEPENDENT SCHOOL DISTRICT AS RECORDED IN VOLUME 450, PAGE 589 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 00 DEG. 20 MIN. 45 SEC. W. ALONG THE WEST LINE OF SAID GREENVILLE INDEPENDENT SCHOOL DISTRICT TRACT A DISTANCE OF 67.97 FEET TO AN "X" CUT IN CONCRETE FOR CORNER AT THE NORTHEAST CORNER OF LOT 17, BLOCK 2 OF MILLER MANOR ADDITION NO. 1, AN ADDITION TO THE CITY OF GREENVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 94 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 88 DEG. 42 MIN. 06 SEC. W. ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 137.89 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF WALNUT STREET AT THE NORTHWEST CORNER OF SAID LOT 17;

THENCE N. 00 DEG. 26 MIN. 13 SEC. E. ALONG THE EAST LINE OF WALNUT STREET A DISTANCE OF 65.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.211 ACRES OF LAND.