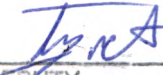


2104 GILMER STREET
CADDO MILLS, TX 75135

2023 MAR 15 PM 1:19

00000009751850

BY: 
SECURITY

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 November 16, 2006 and recorded in Document VOLUME 1536, PAGE 506 real property records of HUNT County, Texas, with DEBRA J. VAN HORN ASINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DEBRA J. VAN HORN ASINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$61,514.00, 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: _____

EXHIBIT "A"

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING A PART OF THE GARLAND GEE SURVEY, ABSTRACT NO. 1239 AND BEING PART OF LOT 3, BLOCK 8, WILLIAMS ADDITION TO THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, RECORDS OF HUNT COUNTY, TEXAS, AND ALSO BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM STEVEN T. BRURING TO COUNTRYSIDE HOMES, INC., AS RECORDED IN VOLUME 532, PAGE 799 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 ON THE NORTHERLY LINE OF GILMER STREET (F.M. HIGHWAY NO. 36) AT THE WEST CORNER OF THE ABOVE CITED COUNTRYSIDE HOMES TRACT, SAID POINT ALSO BEING THE SOUTH CORNER OF A CALLED 0.391 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM JOHN ROBERT SARINGER AND TOMMIE AIRHEART TO TOMMY D. JOHNSON AS RECORDED IN VOLUME 376, PAGE 340, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 41 DEG. 51 MIN. 22 SEC. E. (DIRECTIONAL CONTROL LINE) ALONG THE NORTHWEST LINE OF SAID COUNTRYSIDE HOMES TRACT AND THE SOUTHEAST LINE OF SAID 0.391 ACRE TRACT A DISTANCE OF 191.24 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTH CORNER OF SAID COUNTRYSIDE HOMES TRACT, SAID POINT ALSO BEING THE EAST CORNER OF SAID 0.391 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM JAMES ROBERT FARR TO AULMAN GUY WALKER AS RECORDED IN VOLUME 220, PAGE 774 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 46 DEG. 44 MIN. 05 SEC. E. ALONG THE NORTHEAST LINE OF SAID COUNTRYSIDE HOMES TRACT A DISTANCE OF 136.76 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST CORNER OF SAID COUNTRYSIDE HOMES TRACT, SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF A CALLED 0.740 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM SANDRA E. PAYNE TO RICKY J. DELANTE, ET UX, AS RECORDED IN VOLUME 220, PAGE 774 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS.

THENCE S. 42 DEG. 24 MIN. 09 SEC. W. ALONG THE SOUTHEAST LINE OF SAID COUNTRYSIDE HOMES TRACT A DISTANCE OF 191.10 FEET TO A 1/2" IRON ROD FOUND FOR COMER IN THE NORTHEAST LINE OF GILMER STREET (F.M. HIGHWAY NO. 36) AT THE SOUTH CORNER OF SAID COUNTRYSIDE HOMES TRACT;

THENCE N. 46 DEG. 46 MIN. 43 SEC. W. ALONG THE NORTHEAST LINE OF GILMER STREET (F.M. HIGHWAY NO. 36) A DISTANCE OF 136.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.605 ACRES OF LAND.