

5-2712

FILED FOR RECORD
BECKY LANGRISH
COUNTY CLERK HUNT CO. TX

9539 County Road 2432, Quinlan, TX 75474

23-003397

2023 MAR 30 PM 1:16

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: 05/02/2023
Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending 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 06/15/2011 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's File/Instrument Number 2011-6671 with Antonio Calzado and Maribel Nieves (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Antonio Calzado and Maribel Nieves, securing the payment of the indebtedness in the original amount of \$180,000.00, 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. BEING ALL THAT CERTAIN TRACT OF PARCEL OF LAND IN THE AMOS STIRCKLAND SURVEY, A- 941, HUNT COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 16.33 ACRE TRACT AS CONVEYED FROM RICHARD RUSSELL AND ROXIE RUSSELL TO HOWARD FOREMAN AND CINDI FOREMAN, AS RECORDED IN VOLUME 872, PAGE 599, OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING A MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF SAID TRACT, SAID POINT BEING IN THE NORTHEAST LINE OF COUNTY ROAD NO. 2432; G A NORTHWESTERLY LINE OF SAID 16.33 ACRE TRACT, A DISTANCE OF 433.60 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE S 20 DEGREES 44' 12" E, A DISTANCE OF 443.90 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE 36 DEGREES 09' 36" W, A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.005 ACRES OF LAND.



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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



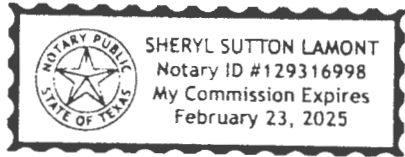
SUBSTITUTE TRUSTEE

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 La Mont, 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.

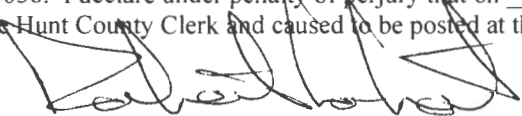
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th. day of March, 2023.


NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary:
Sheryl Sutton La Mont

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on March 30, 2023 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: Robert La Mont
Date: March 30, 2023