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8991 FM 35
ROYSE CITY, TX 75189

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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: April 01, 2025

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 August 07, 2002 and recorded in Document VOLUME 979, PAGE 75; AS AFFECTED BY CLERK'S FILE NO. 2019-05796; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2019-15241 & 2022-03190 real property records of HUNT County, Texas, with WILLIAM J SORENSEN A SINGLE PERSON AND WENDY K FORESTER A SINGLE PERSON, grantor(s) and ALLIED MORTGAGE CAPITAL CORP, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM J SORENSEN A SINGLE PERSON AND WENDY K FORESTER A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$57,271.00, 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

FILED FOR RECORD
at 11:56 o'clock A M

FEB 06 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



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.

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Israel Saucedo

Certificate of Posting

My name is *Randy Daniel*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *2-6-05* 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: *Randy Daniel*

Date: *2-6-05*

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HUNT

EXHIBIT "A"

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE L. HURST SURVEY, ABSTRACT NO. 435, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM EARNEST T. CARPENTER, ET UX, TO KERRY WINDELL MILLER AS RECORDED IN VOLUME 896, PAGE 566, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER IN THE NORTHEAST LINE OF F. M. HIGHWAY NO. 35, SAID POINT BEING AT THE SOUTH CORNER OF THE ABOVE CITED MILLER TRACT, SAID POINT ALSO BEARS N. 53 DEG. 26 MIN. 00 SEC. W. A DISTANCE OF 208.00 FEET FROM A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM O. F. RHODES, ET UX, TO EARNEST T. CARPENTER, ET UX, AS RECORDED IN VOLUME 660, PAGE 97, D.R.H.C.T.;

THENCE N. 53 DEG. 26 MIN. 00 SEC. W. (DIRECTIONAL CONTROL LINE) ALONG THE NORTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 65.00 FEET TO A 1/2" INCH IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE WEST CORNER OF A SAID MILLER TRACT;

THENCE N. 36 DEG. 34 MIN. 00 SEC. E. ALONG THE NORTHWEST LINE OF SAID MILLER TRACT, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE NORTH CORNER OF A SAID MILLER TRACT;

THENCE S. 53 DEG. 26 MIN. 00 SEC. E. ALONG THE NORTHEAST LINE OF SAID MILLER TRACT, A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE EAST CORNER OF A SAID MILLER TRACT;

THENCE S. 36 DEG. 34 MIN. 00 SEC. W. ALONG THE SOUTHEAST LINE OF SAID MILLER TRACT, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES OF LAND.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE L. HURST SURVEY, ABSTRACT NO. 435, HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM O. F. RHODES, ET UX, TO EARNEST T. CARPENTER, ET UX, AS RECORDED IN VOLUME 660, PAGE 97, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF A CALLED 5.876 ACRE TRACT DESCRIBED IN A DEED FORM TROY & NICHOLS, INC. TO PAUL WILLIAM ANTOINE, ET UX, AS RECORDED IN VOLUME 133, PAGE 533, R.P.R.H.C.T., SAID POINT BEING IN THE NORTHEAST LINE OFF. M. HIGHWAY NO. 35;

THENCE N. 40 DEG. 07 MIN. 15 SEC. E. ALONG A FENCE LINE, AND ALONG THE SOUTHEAST LINE OF SAID 5.876 ACRE TRACT, A DISTANCE OF 114.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N. 80 DEG. 32 MIN. 31 SEC. E. ALONG A FENCE LINE, AND ALONG THE SOUTHEAST LINE OF SAID 5.876 ACRE TRACT, A DISTANCE OF 42.50 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER;

THENCE S. 46 DEG. 32 MIN. 38 SEC. E. ALONG A FENCE LINE, A DISTANCE OF 61.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT A FENCE CORNER POST;

THENCE S. 41 DEG. 01 MIN. 35 SEC. W. ALONG A FENCE LINE, A DISTANCE OF 137.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER IN THE NORTHEAST LINE F. M. HIGHWAY NO. 35;

THENCE N. 53 DEG. 26 MIN. 00 SEC. W. ALONG THE NORTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 3.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM EARNEST T. CARPENTER, ET UX, TO KENY WINDELL MILLER AS RECORDED IN VOLUME 896, PAGE 566, D.R.H.C.T.;

THENCE N. 36 DEG. 34 MIN. 00 SEC. E. ALONG THE SOUTHEAST LINE OF SAID MILLER TRACT, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE EAST CORNER OF SAID MILLER TRACT;

THENCE N. 53 DEG. 26 MIN. 00 SEC. W. ALONG THE NORTHEAST LINE OF SAID MILLER TRACT, A DISTANCE OF 65.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE NORTH CORNER OF SAID MILLER TRACT;

THENCE S. 36 DEG. 34 MIN. 00 SEC. W. ALONG THE NORTHWEST LINE OF SAID MILLER TRACT, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." SET FOR CORNER AT THE WEST CORNER OF SAID MILLER TRACT, SAID POINT BEING IN THE NORTHEAST LINE OFF. M. HIGHWAY NO. 35;

THENCE N. 53 DEG. 26 MIN. 00 SEC. W. (DIRECTIONAL CONTROL LINE) ALONG THE NORTHEAST LINE OF SAID HIGHWAY, A DISTANCE OF 19.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES OF LAND.