

FILED FOR RECORD
at 10:32 o'clock AM

APR 10 2025

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

2010169805248

3331 COUNTY ROAD 2512
ROYSE CITY, TX 75189

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: July 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 June 28, 2005 and recorded in Document VOLUME 1431, PAGE 667 real property records of HUNT County, Texas, with MATTHEW CARROLL AND MELINDA CARROLL, grantor(s) and NORTHWOOD CREDIT INC., D/B/A NORTHWOOD MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MATTHEW CARROLL AND MELINDA CARROLL, securing the payment of the indebtednesses in the original principal amount of \$139,739.00, 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.

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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 *4-10-25* 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: *4-10-25*

EXHIBIT "A"

TRACT 1

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JOEL WORDSWORTH SURVEY, ABSTRACT NO. 1152, BEING PART OF A 6.0051 ACRE TRACT OF LAND DESCRIBED IN DEED FROM PEGGY A. STEWART ELMORE, J.D. STEWART, JR., AND JAMES R. STEWART TO REGINA J. STEWART HUDGEONS AS RECORDED IN VOLUME 362 AT PAGE 887 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER LINE OF HUNT COUNTY ROAD NO. 2512 AT THE SOUTHWEST CORNER OF PARENT 6.0051 ACRE TRACT, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF A 10.9 ACRE TRACT OF LAND CONVEYED TO JAMES M. & CORNELIA SPILLMAN AS RECORDED IN VOLUME 644 AT PAGE 247 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY AND BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT A T-POST ON THE EAST SIDE OF SAID COUNTY ROAD BEARING S 84 DEG 58' 10" E, AT 14.5 FEET;
THENCE N 01 DEG 17' 26" E ALONG THE CENTER LINE OF SAID COUNTY ROAD AND THE WEST LINE OF PARENT 6.0051 ACRE TRACT, A DISTANCE OF 165.00 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF SAID HUNT COUNTY ROAD NO. 2512, SAID CORNER BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND ON THE EAST SIDE OF SAID COUNTY ROAD BEARING S 88 DEG 09' 38" E, AT 15.0 FEET, SAID CORNER ALSO BEARING S 01 DEG 17' 26" W, A DISTANCE OF 30.00 FEET FROM THE WESTERNMOST NORTHWEST CORNER OF PARENT 6.0051 ACRE TRACT;
THENCE S 88 DEG 09' 38" E, A DISTANCE OF 370.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;
THENCE S 00 DEG 00' 00" W PASSING A 1/2 INCH IRON ROD FOUND 80.27 FEET, IN ALL A DISTANCE OF 185.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF PARENT 6.0051 ACRE TRACT;
THENCE N 84 DEG 58' 10" W ALONG THE SOUTH LINE OF PARENT 6.0051 ACRE TRACT, A DISTANCE OF 375.43 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 1.500 ACRES OF LAND.