

54 COUNTY ROAD 2933
HUGHES SPRINGS, TX 75656

00000008850364

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 06, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTHSIDE DOOR OF THE CASS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 April 04, 2003 and recorded in Document VOLUME 1225, PAGE 713 real property records of CASS County, Texas, with JOE HARRELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOE HARRELL, securing the payment of the indebtednesses in the original principal amount of \$67,604.00, 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

CASS COUNTY CLERK
AMY L. YARBEN

2021 FEB -2 PM 1:06

FILED FOR RECORD



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO OR SHANNAH WALKER, KEVIN MCCARTHY, AL DAVIS, MURPHY HOWLE OR BEATRICE CARRILLO 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-2-2021 I filed at the office of the CASS County Clerk and caused to be posted at the CASS County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 2-2-2021

EXHIBIT "A"

ALL THAT CERTAIN 3.326 ACRE TRACT OF LAND LOCATED IN THE HENRY BUCKLER SURVEY, A-63, IN CASS COUNTY, TEXAS, BEING PART OF A 38.462 ACRE TRACT OF LAND CONVEYED FROM HENRY B, HARMON ET UX., TO BYRON TERRY, JR., BY WARRANTY DEED DATED APRIL 28, 1995, RECORDED IN VOLUME 986, PAGE 805, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAID 3.326 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; (BEARING BASIS: PREVIOUS SURVEY BY DAVID R. COLLINS, FOR BYRON TERRY, JR., JOB #2411)

BEGINNING AT A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, ON THE WEST LINE OF SAID 38.462 ACRE TRACT AND ON THE EAST LINE OF A CALLED 12.053 ACRE TRACT OF LAND CONVEYED TO JOSE A. RANGEL ETUX, BY WARRANTY DEED RECORDED IN VOLUME 969, PAGE 745, OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAID IRON ROD BEING S 08°38'14" E 299.65 FEET FROM A 5/8" IRON ROD FOUND ON THE CENTERLINE OF CASS COUNTY ROAD NO. 2932;

THENCE: N 59 DEG 47'18" E ALONG A NEW DIVISION LINE, SAME BEING THE NORTH LINE OF THIS TRACT, AT 608.05 FEET PASSING A 5/8" IRON ROD FOUND FOR REFERENCE ON THE WEST MARGIN OF CASS COUNTY ROAD NO, 2933 (CR 2933) AND CONTINUING N 59 DEG 47'18" E FOR A TOTAL DISTANCE OF 633.05 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND ON THE CENTERLINE OF CR 2933;

THENCE: IN A SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF CR 2933, SAID LINE BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 528.36 FEET, AN ARC LENGTH OF 266.54 FEET, A CHORD LENGTH OF 263.72 FEET AND A CHORD BEARING OF S 15 DEG 45'37" E TO A 5/8" IRON ROD FOUND FOR A POINT OF TANGENCY IN SAME;

THENCE: S 01 DEG 18'31" E 113.50 FEET CONTINUING ALONG THE CENTERLINE OF CR 2933 TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE; S 86 DEG 38'19" W ALONG A NEW DIVISION LINE, SAME BEING THE SOUTH LINE OF THIS TRACT, AT 25.00 FEET PASSING A 5/8" IRON ROD FOUND FOR REFERENCE ON THE WEST MARGIN LINE OF CR 2933 AND CONTINUING S 86 DEG 38'19" W FOR A TOTAL DISTANCE OF 609.50 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, ON THE WEST LINE OF SAID 38.462 ACRE TRACT AND ON THE EAST LINE OF SAID 12.053 ACRE TRACT;

THENCE: N 08 DEG 38'14" W 85.43 FEET ALONG THE COMMON LINE BETWEEN SAID 38.462 ACRE AND 12.053 ACRE TRACTS TO THE POINT OF BEGINNING, CONTAINING 3.326 ACRES OF LAND, MORE OR LESS,