

902 SW 1ST STREET
HAMLIN, TX 79520

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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: September 06, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 October 30, 2018 and recorded in Document CLERK'S FILE NO. 182733 real property records of JONES County, Texas, with ADRIEL ARCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADRIEL ARCE, securing the payment of the indebtednesses in the original principal amount of \$126,172.00, 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



POSTED NOTICE

DATE 6-16-22 TIME 9AM

Debra J. Jenkins
JONES COUNTY CLERK, JONES CO., TX

BY: _____

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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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN OR AUCTION.COM 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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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JONES

EXHIBIT "A"

THIS 0.323 ACRE TRACT IS OUT OF THE CHARLES GATES LEAGUE NUMBER 353, JONES COUNTY, TEXAS AND IS IN THE CITY OF HAMLIN, JONES COUNTY, TEXAS AND IS OUT OF THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN VOLUME 391, PAGE 408 OF THE DEED RECORDS, JONES COUNTY, TEXAS DEEDED TO DR. E. D. PERRIN. THIS TRACT IS DESCRIBED IN VOLUME 282, PAGE 573 OF THE OFFICIAL PUBLIC RECORDS, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RECOVERED CALLED REBAR AT THE INTERSECTION OF THE NORTH LINE OF SOUTHWEST 1ST STREET AND THE WEST LINE OF SOUTHWEST AVENUE I BEING THE SOUTHEAST CORNER OF THE PERRIN TRACT AND THE SOUTHEAST CORNER OF THIS TRACT A RECOVERED REBAR BEARS N75 DEGREES 42'04"E AT 71.0 FEET;

THENCE S75 DEGREES 32' 05"W WITH THE NORTH LINE OF SOUTHWEST 1ST STREET 100.4 FEET TO A RECOVERED CAPPED REBAR BEING THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF A 0.322 ACRE TRACT DESCRIBED IN VOLUME 193, PAGE 433 OF THE OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS;

THENCE N14 DEGREES 28' 06"W WITH THE EAST LINE OF THE 0.322 ACRE TRACT 140.0 FEET TO A RECOVERED CAPPED REBAR BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE N75 DEGREES 29' 03" E ALONG THE SOUTH LINE OF AN ALLEY 100.9 FEET TO A RECOVERED CAPPED REBAR BEING THE NORTHEAST CORNER OF THIS TRACT AND ON THE WEST LINE OF SOUTHWEST AVENUE I;

THENCE S14 DEGREES 15' 33"E WITH THE WEST LINE OF AVENUE I 140.1 FEET TO THE POINT OF BEGINNING.