

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: 09/05/2023

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 Jones 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 2/22/2008 and recorded in the real property records of Jones County, TX and is recorded under Clerk's File/Instrument Number 082754, Book 290, Page 131, with LeRoy J. Moore and Lee J. Moore (grantor(s)) and Wells Fargo Financial Texas, Inc mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LeRoy J. Moore and Lee J. Moore, securing the payment of the indebtedness in the original amount of \$81,963.19, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo USA Holdings, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE FOLLOWING DESCRIBED PROPERTY LOCATED IN JONES COUNTY, TEXAS:

BEING 20.174 ACRES OF LAND OUT OF THE T. & P. R.R. CO. SURVEY, SECTION NO. 48 OF BLOCK NO. 15 IN JONES COUNTY, TEXAS AND BEING A UNRECORDED SUBDIVISION OF THAT CERTAIN 319 ACRE TRACT DESCRIBED IN VOLUME 139, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF JONES COUNTY, TEXAS; SAID 20.174 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN AUGUST, 2005:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF THAT CERTAIN PUBLIC ROAD KNOWN AS COUNTY ROAD NO. 335 AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 562, PAGE 14 OF THE DEED RECORDS OF JONES COUNTY, TEXAS, THE WEST LINE OF SAID 319 ACRE TRACT AND THE WEST LINE OF SAID SECTION NO. 48 FOR THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHWEST CORNER HEREOF;

THENCE NORTH 77 DEGREES 44'43" EAST A DISTANCE OF 343.52 FEET ALONG THE SOUTH LINE OF SAID COUNTY ROAD NO. 335 AND THE NORTH LINE OF SAID SUBDIVISION TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF LOT NO. 29 AND THE NORTHEAST CORNER HEREOF AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID SUBDIVISION BEARS NORTH 77 DEGREES 44'43" EAST A DISTANCE OF 4980.90 FEET;

POSTED NOTICE

DATE 7-20-23 **TIME** 8:55 Am

JONES COUNTY CLERK, JONES CO.,TX

BY: Arnel Rozano

THENCE SOUTH 11 DEGREES 49'47" EAST A DISTANCE OF 2561.23 FEET CROSSING SAID 319 ACRE TRACT, SAID SECTION NO. 48, SAID SUBDIVISION AND ALONG THE WEST LINE OF SAID LOT NO. 29 TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 654, PAGE 504 OF SAID DEED RECORDS, THE SOUTH LINE OF SAID 319 ACRE TRACT AND SAID SUBDIVISION FOR THE SOUTHWEST CORNER OF SAID LOT NO. 29 AND THE SOUTHEAST CORNER HEREOF.

THENCE SOUTH 77 DEGREES 35'11" WEST CROSSING SAID SECTION NO. 48, ALONG THE SOUTH LINE OF SAID SUBDIVISION, THE SOUTH LINE OF SAID 319 ACRE TRACT, THE NORTH LINE OF SAID VOLUME 654, PAGE 504 AND THE NORTH LINE OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 48, PAGE 622 OF SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 50.81 FEET AND LEFT 1.85 FEET PASS AN IRON ROD AT A FENCE CORNER POST FOUND, AT 171.22 FEET PASS A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT NO. 30 AND THE SOUTHEAST CORNER OF SAID LOT NO. 31, IN ALL A TOTAL DISTANCE OF 342.60 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID VOLUME 562, PAGE 14 AND THE WEST LIEN OF SAID SECTION NO. 48 FOR THE SOUTHWEST CORNER OF SAID 319 ACRE TRACT, THE SOUTHWEST CORNER OF SAID SUBDIVISION AND THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 11 DEGREES 51'01" WEST A DISTANCE OF 2562.18 FEET ALONG THE EAST LINE OF VOLUME 562, PAGE 14, THE WEST LINE OF SAID SECTION NO. 48, THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF SAID 319 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 20.174 ACRES, MORE OR LESS, AS SHOWN ON THE CERTIFIED PLAT PREPARED HEREWITH.

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 USA Holdings, Inc.
3476 Stateview Blvd.
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE

Terry Browder, Marsha Monroe, Laura Browder,
Jamie Osborne
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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: _____