

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: 08/01/2023

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 10/7/2002 and recorded in the real property records of Jones County, TX and is recorded under Clerk's File/Instrument Number 023008, Book 176, Page 716, with Teresa Mclain Barbian and Jon D. Barbian (grantor(s)) and Abilene Mortgage, Inc. d/b/a Abilene Guaranty mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Teresa Mclain Barbian and Jon D. Barbian, securing the payment of the indebtedness in the original amount of \$40,041.00, 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. BEING ALL OF LOT 17, BLOCK C, WESTOVER TERRACE ADDITION TO THE TOWN OF ANSON, JONES COUNTY, TEXAS, AS THE SAME IS SHOWN BY PLAT OF SAID ADDITION RECORDED IN PLAT CABINET, SLIDE 129, PLAT RECORDS, JONES COUNTY, TEXAS.

POSTED NOTICE

DATE 5/15-23 **TIME** 9:50 AM

Lehan Jennings
JONES COUNTY CLERK, JONES CO.,TX

BY: _____



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 Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe,
Jamie Osborne, Jonathan Schendel, Ramiro Cuevas,
Charles Green, Auction.com
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____ as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

NOTARY PUBLIC in and for

COUNTY

My commission expires: _____
Print Name of Notary: _____

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: _____