

3010 AVENUE U
SNYDER, TX 79549

00000009166562

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 1:00 PM or not later than three hours after that time.

Place: THE NORTH STEPS OF THE SCURRY 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 June 28, 2006 and recorded in Document VOLUME 00602, PAGE 00572 real property records of SCURRY County, Texas, with JAMES ROBLES JR AND BARBARA J. ROBLES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC "MERS" AS NOMINEE FOR AMTRUST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES ROBLES JR AND BARBARA J. ROBLES, securing the payment of the indebtednesses in the original principal amount of \$54,568.00, 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

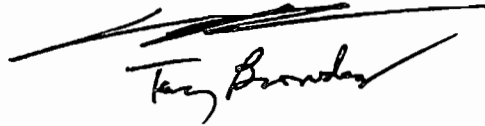


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS, OR PATRICK ZWIERS 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 SCURRY County Clerk and caused to be posted at the SCURRY County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 0.315 ACRE TRACT OF LAND IN THE SE/4 OF SECTION NO. 181, BLOCK NO. 3, H&GN RR. CO. SURVEY, SCURRY COUNTY, TEXAS AND BEING THAT TRACT OF LAND HAVING BEEN CONVEYED LO CELIA D. VIDULICH IN DEED OF RECORD IN VOLUME 552, PAGE 452, OFFICIAL PUBLIC RECORDS, SCURRY COUNTY, TEXAS, THIS TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A CUT CROSS IN CONCRETE CURB, FOR THE NW CORNER OF THIS TRACT AND BEING IN THE EAST LINE OF AVENUE "U" IN THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, FROM WHICH A FOUND 1/2" IRON ROD, THE NE CORNER OF THE SE/4 OF SECTION 181, BLOCK 3, H&GN RR. CO. SURVEY, SCURRY COUNTY, TEXAS BEARS NORTH 237.30 FEET AND EAST 673.61 FEET:

THENCE EAST, FOR A DISTANCE OF 183.11 FEET TO A POINT IN FENCE, FOR THE NE CORNER OF THIS TRACT, FROM WHICH THE CENTER OF PIPE POST BEARS NORTH 0.26 OF A FOOT

THENCE S 00°28'53" W., WITH THE EAST LINE OF THIS TRACT AND FENCE, FOR A DISTANCE OF 75.00 FEET TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF ALLEY, FOR THE SE CORNER OF THIS TRACT:

THENCE WEST, WITH THE SOUTH LINE OF THIS TRACT, NORTH LINE OF ALLEY, FOR A DISTANCE OF 182.48 FEET TO A FOUND CROSS OUT IN CONCRETE DRIVEWAY AND IN THE EAST LINE OF SAID AVENUE "U", FOR THE SW CORNER OF THIS TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 17.56 FEET AND A FOUND 1/2" IRON ROD BEARS SOUTH 17.85 FEET:

THENCE NORTH WITH THE WEST LINE OF THIS TRACT, EAST LINE OF SAID AVENUE "U", FOR A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL VALID AND SUBSISTING COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY PROPERLY FOUND OF RECORD.