

116 35TH STREET
SNYDER, TX 79549

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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: January 06, 2026

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 October 05, 2011 and recorded in Document CLERK'S FILE NO. 2011-20113392; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 2015-20151177 & 20201516 real property records of SCURRY County, Texas, with RODNEY LEE WICKLIFFE AND WIFE JUNE PETTIBONE WICKLIFFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RODNEY LEE WICKLIFFE AND WIFE JUNE PETTIBONE WICKLIFFE, securing the payment of the indebtedness in the original principal amount of \$88,848.00, 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

FCTX_NTSS.rpt (11/17/2020)-S Ver-03



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Appleton County Co Clerk
00730 2026 9:54

FILED
DATE 10-30-25
TIME 9:54 A
MELODY APPLETON
COUNTY CLERK
SCURRY COUNTY, TEXAS

116 35TH STREET
SNYDER, TX 79549

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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 MARSHA MONROE, TERRY BROWDER, OR LAURA BROWDER 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.

Isaac Saucedo

Israel Saucedo

Terry Browder

Certificate of Posting

My name is Terry Browder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10/30/25 I filed at the office of the SCURRY County Clerk and caused to be posted at the SCURRY County courthouse this notice of sale.

Declarant's Name: Terry Browder

Date: 10/30/25

11625 TUESREE
SNYDER, TX 79549

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SURRY

EXHIBIT "A"

THE WEST ONE-HALF (W2) OF LOT NUMBER ONE (1), IN BLOCK NUMBER TWENTY-TWO (22), OF THE ADAMS ADDITION TO THE CITY OF SNYDER, SURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION, WHICH IS RECORDED IN CABINET "A", SLIDE 56, PLAT RECORDS, SURRY COUNTY, TEXAS.