

2605 28TH STREET
SNYDER, TX 79549

0000009546607

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 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 July 31, 2012 and recorded in Document INSTRUMENT NO. 2012-20123674; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2012-20124067 real property records of SCURRY County, Texas, with ROBERT DAVID WEBB AND TANDY E WEBB, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERT DAVID WEBB AND TANDY E WEBB, securing the payment of the indebtednesses in the original principal amount of \$157,311.00, 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 MILI., SC 29715

2605 28TH STREET
SNYDER, TX 79549

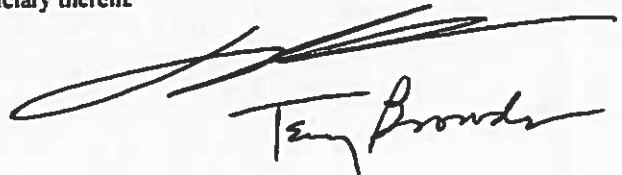
0000009546607

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 OR JAMIE OSBORNE 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: _____

BEING THE EAST PART OF LOT NUMBER FIVE (5), IN BLOCK "B", OF THE WEST RIDGE ADDITION TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION WHICH IS RECORDED IN CABINET "A", SLIDE 21, PLAT RECORDS, SCURRY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A ½" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LOT 5 AND OF THIS TRACT:

THENCE S. 00°04'06" W. 164.73 FEET (CALL SOUTH 165.1 FEET) TO A ½" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT AND SAID LOT 5:

THENCE S. 89°52'41" W. 102.83 FEET (CALL S. 89°53'20" W. 102.76 FEET) WITH THE SOUTH LINE OF THIS TRACT AND SAID LOT 5 TO A ½" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND BEING THE SOUTHEAST CORNER OF THE WEST PART OF LOT 5 CONVEYED TO DONALD P. GRESSETT IN DEED OF RECORD IN VOLUME 274, PAGE 635 OF THE DEED RECORDS OF SCURRY COUNTY, TEXAS:

THENCE N. 00°06'24" E. 165.14 (CALL 165.04 FEET) WITH THE EAST LINE OF SAID GRESSETT TRACT TO A ½" IRON PIPE FOUND IN THE NORTH LINE OF SAID LOT 5, NORTHWEST CORNER OF THIS TRACT AND NORTHEAST CORNER OF SAID GRESSETT TRACT:

THENCE S. 89°53'36" E. 102.72 FEET (CALL N. 89°51'38" E. 102.45 FEET) WITH THE NORTH LINE OF THIS TRACT AND SAID LOT 5 TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN, ON AND UNDER THE ABOVE-DESCRIBED PROPERTY; SAME HAVING BEEN PREVIOUSLY RESERVED.

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