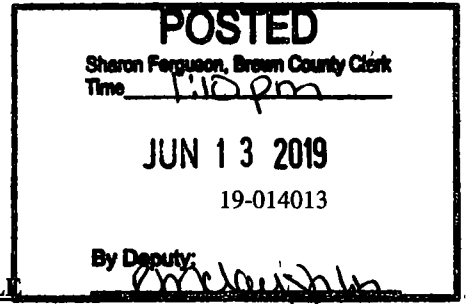


3914 Austin Ave, Brownwood, TX 76801



**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: 08/06/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter

Place: The area designated by the Commissioners Court of Brown 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 5/20/2013 and recorded in the real property records of Brown County, TX and is recorded under Clerk's File/Instrument Number, Vol 89, Page 659, with Charles R Presley and Therese R. Presley, (grantor(s)) and Wells Fargo Bank, N A mortgagee to which reference is herein made for all purposes

**4 Obligations Secured.** Deed of Trust or Contract Lien executed by Charles R Presley and Therese R Presley,, securing the payment of the indebtedness in the original amount of \$120,550 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 0 26 OF AN ACRE OF LAND, SITUATED IN THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, AND BEING ALL OF LOT 8, AND THE SOUTH 5 FOOT OF LOT 7, BLOCK 1, OAKDALE ACRES, AS SHOWN ON THE PLAT RECORDED IN VOLUME 2, AT PAGE 24, PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING ALL OF THE A 0 258 ACRE TRACT OF LAND THAT IS DESCRIBED IN A DEED FROM JIMMY LOW, ET UX, TO DAWN WILSON RECORDED IN VOLUME 1666, PAGE 148, DEED RECORDS OF BROWN COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN AT THE INTERSECTION OF THE EAST LINE OF AUSTIN AVENUE AND THE NORTH LINE OF SHERRY LANE (CALLED CHERRY LANE ON PLAT), AND BEING THE SOUTHWEST CORNER OF SAID LOT 8, AND BEING THE SOUTHWEST CORNER OF SAID 0 258 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE N 26 DEGREES 19' 00" W 75 00 FEET, WITH THE EAST LINE OF AUSTIN AVENUE, AND THE WEST LINE OF SAID 0 258 ACRE TRACT, TO A 1/4 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0 258 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND THAT IS DESCRIBED IN A DEED TO CARLOS RAY BAKER, ET UX, RECORDED IN VOLUME 1631, PAGE 703, SAID DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT,

THENCE N 63 DEGREES 41' 00" E 150 00 FEET, PART WAY WITH A FENCE, TO A 2 INCH PIPE POST FOUND IN THE WEST LINE OF A 15 FOOT WIDE ALLEY, AND BEING THE NORTHEAST CORNER OF



4696496

SAID 0.258 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID BAKER TRACT, FOR THE  
NORTHEAST CORNER OF THIS TRACT,

THENCE S 26 DEGREES 19' 00" E 75 00 FEET, WITH THE WEST LINE OF SAID ALLEY, TO A 1/2 INCH  
IRON ROD SET IN THE NORTH LINE OF SAID SHERRY LANE, AND BEING THE SOUTHEAST CORNER  
OF SAID 0 258 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT,

THENCE S DEGREES 63' 41' 00" W 150.00 FEET, WITH THE NORTH LINE OF SHERRY LANE, TO THE  
POINT OF BEGINNING AND CONTAINING 0 26 OF AN ACRE OF LAND

**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 Bank, N A , as Mortgage Servicer, is representing the current Mortgagee whose address is:

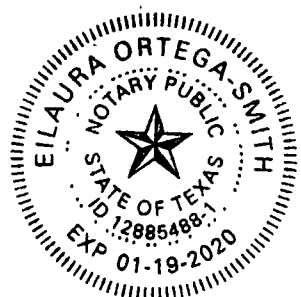
Wells Fargo Home Mortgage  
3476 Stateview Blvd.  
Fort Mill, SC 29715

Linda Reppert  
**SUBSTITUTE TRUSTEE**  
~~Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings~~  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Linda J. Reppert, Howard Whitney, Ramiro Cuevas, Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan Ruiz, Maxwell Atherton whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF BROWN

Before me, the undersigned authority, on this day personally appeared Linda Reppert, 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 13 day of June, 2019.



Eilaura Ortega-Smith  
NOTARY PUBLIC in and for  
Brown COUNTY  
My commission expires 01-19-2020  
Print Name of Notary:  
Eilaura Ortega-Smith

**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 Brown County Clerk and caused to be posted at the Brown County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date \_\_\_\_\_