

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: December 06, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

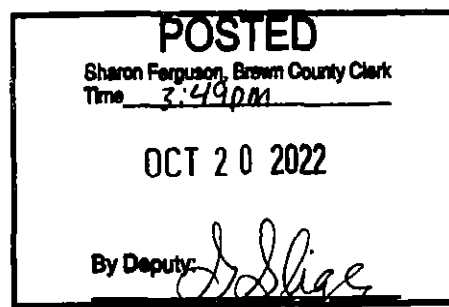
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 27, 2012 and recorded in Document INSTRUMENT NO. 2012-5619 real property records of BROWN County, Texas, with DELISA SHEPARD AND HUSBAND, TIMOTHY SHEPARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DELISA SHEPARD AND HUSBAND, TIMOTHY SHEPARD, securing the payment of the indebtednesses in the original principal amount of \$93,279.00, 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 LINDA J. REPPERT, HOWARD WHITNEY, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ OR AUCTION.COM 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.

Il sb

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Certificate of Posting

My name is Eilaura Ortega Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on October 20, 2020 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Eilaura Ortega Smith

Declarants Name: Eilaura Ortega Smith

Date: October 20th 2020

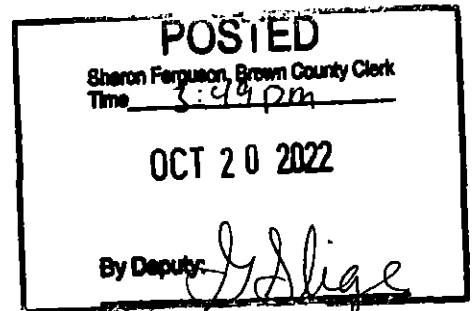


EXHIBIT "A"

ALL THAT CERTAIN 0.443 ACRE TRACT OR PARCEL OF LAND LYING AND SITUATED IN BROWN COUNTY, TEXAS, IN THE CITY OF BANGS, TEXAS, IN THE SAMUEL BANGS SURVEY NO.108, ABSTRACT NO. 59, AND BEING PART OF A 1.63 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JIMMIE W. HALE ET UX, TO WILLIE B. MARTIN, ET UX, RECORDED IN VOLUME 522, PAGE 160, DEED RECORDS OF BROWN COUNTY, TEXAS, AND THE SAME TRACT DESCRIBED IN A DEED FROM MARTIN JEWELL TO HAROLD THOMAS DATED 3-5-92 AND RECORDED IN VOLUME 1101, PAGE 633, REAL PROPERTY RECORDS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 3/4" STEEL ROD FOUND IN THE GROUND ON THE SOUTH LINE OF SAID 1.63 ACRE TRACT; SAID POINT BEING 99.49 FEET EAST OF THE SW CORNER OF SAID 1.63 ACRE TRACT, FOR THE SE CORNER OF A J. C. KNIGHT TRACT RECORDED IN VOLUME 612; PAGE 472, SAID DEED RECORDS, FOR THE SW CORNER OF THIS TRACT;

THENCE, NORTH 188.20 FEET ALONG THE EAST LINE OF SAID J. C. KNIGHT TRACT AND A FENCE TO A 3/4" STEEL ROD FOUND IN THE GROUND IN THE SOUTH LINE OF KYLE STREET (OLD HIGHWAY NO. 7) FOR THE NW CORNER OF THIS TRACT;

THENCE, S 83° 11' 14" E 107.33 FEET, ALONG THE SOUTH LINE OF SAID KYLE STREET TO A 5/8" STEEL ROD FOUND IN THE GROUND IN A CHAIN LINK FENCE LINE FOR THE NW CORNER OF A TRACT OF LAND DESCRIBED IN A DEED FROM BOBBY E. MARTIN, ET UX, TO HARRIET EARLENE MATHEWS, RECORDED IN VOLUME 719, PAGE 3, SAID DEED RECORDS, FOR THE NE CORNER OF THIS TRACT;

THENCE, S 00° 13' 11" W 175.30 FEET ALONG THE WEST LINE OF SAID MATHEWS TRACT TO A 1 1/2" PIPE FOUND IN THE GROUND IN THE SW CORNER OF SAID MATHEWS TRACT AND ON THE SOUTH LINE OF SAID 1.63 ACRE TRACT FOR THE SE CORNER OF THIS TRACT;

THENCE, N 89° 57' 13" W 105.90 FEET PARALLEL TO A CHAIN LINK FENCE AND ALONG AN OLD FENCE TO THE POINT OF BEGINNING CONTAINING 0.443 ACRES OF LAND.

