

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 EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 05, 2005 and recorded in Document CLERK'S FILE NO. 00029779 real property records of LAMAR County, Texas, with OSCAR JERALD SEAY AND BECKY M SEAY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by OSCAR JERALD SEAY AND BECKY M SEAY, securing the payment of the indebtednesses in the original principal amount of \$51,950.00, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 2nd DAY OF July, 22.



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO 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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: _____

Date: _____

878 FARM ROAD 38 SOUTH
BROOKSTON, TX 75421

00000009547829

00000009547829

LAMAR

EXHIBIT "A"

SITUATED ABOUT 8 1/2 MILES SOUTH 75° WEST OF THE CITY OF PARIS, COUNTY OF LAMAR AND STATE OF TEXAS, A PART OF THE ZACARIAH WESTFALL SURVEY #1000, AND BEING A CALLED 1/3 OF AN ACRE TRACT CONVEYED TO SHARON MEREDITH BY DEED RECORDED IN VOL. 616, PAGE 52, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT SOUTHEAST CORNER OF SAID MEREDITH 1/3 OF AN ACRE TRACT AND AT THE PRESENT NORTHEAST CORNER OF A CALLED 1.10 ACRE TRACT OF LAND CONVEYED TO HAROLD ARMSTRONG BY DEED RECORDED IN VOL. 475, PAGE 316, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

THENCE SOUTH 72° 17' 40" WEST PASSING A 1/2" IRON PIN (F) AT 2.66 FEET AND ANOTHER 1/2" IRON PIN (F) AT 195.11 FEET AND CONTINUING ON A TOTAL DISTANCE OF 195.93 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT SOUTHEWEST CORNER OF SAID MEREDITH 1/3 OF AN ACRE TRACT AND AT THE PRESENT NORTHWEST CORNER OF SAID ARMSTRONG 1.10 ACRE TRACT;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF FARM ROAD 38 AS FOLLOWS: NORTHEASTERLY AROUND A CURVE (R=226.49' C=NORTH 32° 3'25" EAST 73.93') TO THE RIGHT A DISTANCE OF 74.26 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S); NORTH 41° 27'00" EAST A DISTANCE OF 182.42 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S) FOR CORNER AT THE PRESENT NORTHEAST CORNER OF SAID MEREDITH 1/3 OF AN ACRE AND AT THE NORTHWEST CORNER OF LAMAR COUNTY ROAD 24735;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID LAMAR COUNTY ROAD 24735 AS FOLLOWS; SOUTH 8° 48' 31" EAST A DISTANCE OF 71.20 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN(S); SOUTH 12° 46' 51" EAST A DISTANCE OF 71.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.342 ACRES OF LAND.