

20-002FC

1419 NETHERLY STREET
CENTER, TX 75935

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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: March 03, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 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 December 04, 2003 and recorded in Document VOLUME 977, PAGE 177 real property records of SHELBY County, Texas, with MARY MOSBY AND CHRISTOPHER BROCK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARY MOSBY AND CHRISTOPHER BROCK, securing the payment of the indebtednesses in the original principal amount of \$79,454.00, 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

FILED FOR RECORD
SHELBY COUNTY TEXAS

2020 JAN 24 AM 11:32

JEN...
BY [Signature] DEPUTY



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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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01/24/2020 I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 01/24/2020

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SHELBY

EXHIBIT "A"

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND WITHIN THE JESSE AMASON SURVEY, ABSTRACT NO. 10, CITY OF CENTER, SHELBY COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.297 ACRE TRACT DESCRIBED IN DEED FROM LADALE TOOMBS-BROWN TO LUCILLE GRAY, DATED SEPTEMBER 2, 1986 AND RECORDED IN VOLUME 668 ON PAGE 448 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, AND THIS 0.282 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.297 ACRE TRACT THE SOUTHEAST CORNER OF A CALLED 0.38 ACRE TRACT DESCRIBED IN DEED TO DOLLIE ANN HALL AND RECORDED IN VOLUME 641 ON PAGE 337 AND IN THE NORTH RIGHT-OF-WAY OF NETHERLY STREET (30' WIDE RIGHT-OF-WAY), FROM WHICH A CHAINLINK FENCE CORNER POST BEARS NORTH 51 DEG. 19 MIN. WEST- 1.6 FEET;

THENCE NORTH 02 DEG. 47 MIN. 34 SEC. WEST, A DISTANCE OF 165.90 FEET, TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 0.297 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.38 ACRE TRACT FROM WHICH A CHAINLINK FENCE CORNER POST BEARS SOUTH 40 DEG. 20 MIN. WEST - 0.7 FEET;

THENCE SOUTH 83 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 71.10 FEET, TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.297 ACRE TRACT, FROM WHICH A CHAINLINK FENCE CORNER POST BEARS SOUTH 51 DEG. 44 MIN. EAST - 2.7 FEET;

THENCE SOUTH 05 DEG. 31 MIN. 36 SEC. EAST, A DISTANCE OF 166.98 FEET, TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 0.297 ACRE TRACT, IN THE NORTH LINE OF NETHERLY STREET AND BEING AT THE BACK OF CURB, FROM WHICH A FENCE CORNER POST BEARS NORTH 25 DEG. 01 MIN. EAST - 2.4 FEET, A 1/2" IRON PIPE FOUND BEARS NORTH 38 DEG. 48 MIN. 25 SEC. WEST - 4.42 FEET AND ANOTHER 1/2" IRON PIPE FOUND BEARS NORTH 48 DEG. 53 MIN. 42 SEC. WEST - 5.27 FEET;

THENCE NORTH 83 DEG. 21 MIN. 00 SEC. WEST, A DISTANCE OF 79.10 FEET, WITH THE NORTH LINE OF OF NETHERLY STREET, TO THE POINT OF BEGINNING AND CONTAINING 0.282 OF AN ACRE OF LAND.

SEE MAP NO. J5711 PREPARED IN CONJUNCTION WITH THESE FIELD NOTES. THE BEARINGS HEREON WERE ORIENTED TO AGREE WITH THE DEED RECORD CALL ALONG THE MONUMENTED NORTH LINE OF THE ABOVE REFERENCED 0.38 ACRE TRACT I. WILLIE H. WARREN, JR., DO HEREBY STATE THAT THE ABOVE FIELD NOTES WERE PREPARED FROM A SURVEY MADE ON THE GROUND DURING THE MONTH OF NOVEMBER, 2003.