

1207 ELIZABETH STREET  
STAMFORD, TX 79553

00000008827024

**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: August 03, 2021

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

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 May 26, 2015 and recorded in Document VOLUME 410, PAGE 593; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 191652 real property records of JONES County, Texas, with TAYLOR SANCHEZ AND JESSE SANCHEZ AND LEFFY VANCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TAYLOR SANCHEZ AND JESSE SANCHEZ AND LEFFY VANCE, securing the payment of the indebtednesses in the original principal amount of \$49,879.00, 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



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**POSTED NOTICE**

**DATE 8/3/21 TIME 11:13AM**

**JONES COUNTY CLERK, JONES CO., TX**

**BY: *Christina McLean***

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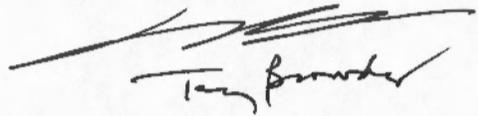
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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JONATHAN SCHENDEL, RAMIRO CUEVAS OR CHARLES GREEN 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 JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

\_\_\_\_\_

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

Date: \_\_\_\_\_

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JONES

**EXHIBIT "A"**

BEING 0.256 ACRE TRACT OUT OF THE SOUTHWEST PART OF SECTION 8, BBB & C RR COMPANY SURVEY, AND IN THE SOUTHWEST PART OF THAT CERTAIN 14.54 ACRE TRACT CONVEYED BY ERIC P. SWENSON TO A. B. SITTON BY DEED DATED FEBRUARY 7, 1942, AND RECORDED IN VOLUME 256, PAGE 84 OF THE DEED RECORDS OF JONES COUNTY, TEXAS, AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF ELIZABETH STREET AND IN THE SOUTH LINE OF THE 14.54 ACRE TRACT CONVEYED TO A. B. SITTON BY DEED RECORDED IN VOLUME 256, PAGE 84 OF THE DEED RECORDS OF JONES COUNTY, TEXAS, A DISTANCE OF 69.9' N 89 DEGREES 47' 24" E FROM A FOUND 1 1/2" PIPE AT THE SOUTHEAST CORNER OF THE MRS. SEP MILLER TRACT AND FROM THE MOST SOUTHERN SOUTHWEST CORNER OF SAID 14.54 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A FOUND 3/4" BOLT BEARS N 32 DEGREES 28' 30" E 0.79';

THENCE N 0 DEGREES 46' 30" E A DISTANCE OF 160.0' TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT FROM WHICH A FOUND 1/2" REBAR BEARS N 0 DEGREES 46' 30" E 0.68';

THENCE N 89 DEGREES 47' 24" E A DISTANCE OF 69.9' TO A FOUND 1/2" REBAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 0 DEGREES 46' 30" W A DISTANCE OF 160.0' TO A POINT ON THE NORTH LINE OF SAID ELIZABETH STREET FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH A FOUND BOLT BEARS N 35 DEGREES 41' E 1.31' AND A FOUND 1/2" REBAR BEARS S 82 DEGREES 05' E 0.38";

THENCE S 89 DEGREES 47' 24" W, ALONG THE NORTH LINE OF ELIZABETH STREET, A DISTANCE OF 69.9' TO THE POINT OF BEGINNING AND CONTAINING 0.256 OF AN ACRE MORE OR LESS.