

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/30/2018

Grantor(s)/Mortgagor(s):
ADRIEL ARCE, SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR REPUBLIC STATE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 182733

Property County:
JONES

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: Legal Description Attached as Exhibit A

Date of Sale: 11/7/2023

Earliest Time Sale Will Begin: 1:00 pm

Place of Sale of Property: Jones County Courthouse, 100 Courthouse Square, Anson, TX 79501 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

~~Terry Browder, Laura Browder, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075~~

MH File Number: TX-23-98964-POS
Loan Type: FHA

POSTED NOTICE
DATE 8-17-23 **TIME** 9:11 Am
LeeAnn Jennings
JONES COUNTY CLERK, JONES CO.,TX
BY: Aniel Lozano

EXHIBIT "A"

This 0.323 acre tract is out of the Charles Gates League Number 353, Jones County, Texas and is in the City of Hamlin, Jones County, Texas and is out of the southeast corner of a tract described in Volume 391, Page 408 of the Deed Records, Jones County, Texas deeded to Dr. E. D. Perrin. This tract is described in Volume 282, Page 573 of the Official Public Records, being more fully described as follows:

Beginning at a recovered called rebar at the intersection of the north line of Southwest 1st Street and the west line of Southwest Avenue I being the southeast corner of the Perrin tract and the southeast corner of this tract a recovered rebar bears N75°42'04"E at 71.0 feet;

THENCE S75°32'05"W with the north line of Southwest 1st Street 100.4 feet to a recovered capped rebar being the southwest corner of this tract and the southeast corner of a 0.322 acre tract described in Volume 193, Page 433 of the Official Public Records, Jones County, Texas;

THENCE N14°28'06"W with the east line of the 0.322 acre tract 140.8 feet to a recovered capped rebar being the northwest corner of this tract;

THENCE N75°29'03"E along the south line of an alley 100.9 feet to a recovered capped rebar being the northeast corner of this tract and on the west line of Southwest Avenue I;

THENCE S14°15'33"E with the west line of Avenue I 140.1 feet to the Point of Beginning.