

A

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11 29 2016

Grantor(s)/Mortgagor(s):
RONNIE C. BURLESON, A SINGLE PERSON

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

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

Recorded in:
Volume: 1191
Page: 6948
Instrument No: 3451

Property County:
YOUNG

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: 12 7 2021

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Young County Courthouse, 516 Fourth Street, Graham, TX 76450 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.

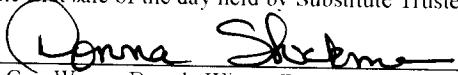
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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



Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Auction.com, Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne 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-21-79222-POS
Loan Type: Conventional Residential

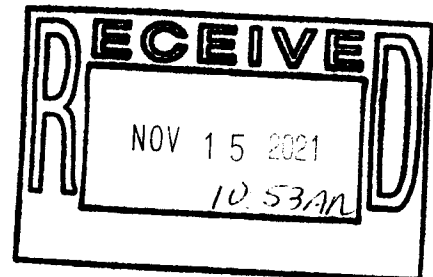


Exhibit "A"

BEING 2.14 acres out of TE&L Company Survey No. 1995, Abstract No. 1069, in Young County, Texas, described as follows:

BEGINNING 338 feet East of the Southwest corner of TE&L Company Survey No. 1995;

THENCE North 315.2 feet to spike;

THENCE East 295.5 feet to spike;

THENCE South 315.2 feet to South line of TE&L Company Survey No. 1995;

THENCE West 295.5 feet to PLACE OF BEGINNING and being the same land described in Deed from W. H. Fullerton to Kevin Fullerton, recorded in Volume 626, Page 324 of Deed Records of Young County, Texas; the South 0.23 acres of this tract lies in the highway right of way of Texas Highway No. 114.