

**POSTED**  
BY CR DATE 8-30-2022  
10:35 a.m.

1612 Silas St, Sweetwater, TX 79556

22-007992

**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: 10/04/2022  
Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Nolan County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/04/2007 and recorded in the real property records of Nolan County, TX and is recorded under Clerk's File/Instrument Number, 830, Page 109, with Calvin D. Boyd II (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Calvin D. Boyd II, securing the payment of the indebtedness in the original amount of \$67,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 7, SAVE AND EXCEPT THE WEST 10', BLOCK 6 OF THE REPLAT OF BLOCK 6 OF THE MONTICELLO ADDITION (NOLAN COUNTY PLAT RECORDS SLIDE 222A) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS, DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN FOR THE SE CORNER OF LOT 7;

THENCE N 61 DEGREES 06' 20" W 47.46' TO A FOUND 1/2" IRON PIN IN THE SOUTH LINE OF LOT 7;  
THENCE N 12 DEGREES 31' 21" W 135.96' TO A FOUND 1/2" IRON PIN IN THE SOUTH RIGHT OF WAY OF SILAS STREET;

THENCE 114.11' ALONG THE SOUTH RIGHT OF WAY OF SILAS STREET AND THE NORTH LINE OF LOT 7 ON A CURVE TO THE RIGHT WITH DELTA OF 43 DEGREES 35' 06", A RADIUS OF 150.00' AND WITH A CHORD THAT BEARS S 55 DEGREES 37' 54" E 111.37' TO A FOUND 1/2" IRON PIN;

THENCE 8.54' ALONG THE SOUTH RIGHT OF WAY OF SILAS STREET AND THE NORTH LINE OF LOT 7 ON A CURVE TO THE LEFT WITH DELTA OF 3 DEGREES 03' 33", A RADIUS OF 160.00' AND WITH A CHORD THAT BEARS S 35 DEGREES 35' 24" E 8.54' TO A FOUND 1/2" IRON PIN IN THE WEST RIGHT OF WAY OF MONTICELLO STREET FOR THE NE CORNER OF LOT 7;

THENCE S 16 DEGREES 46' 18" W 89.66' ALONG THE WEST RIGHT OF WAY OF MONTICELLO STREET TO THE POINT OF BEGINNING.



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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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2  
3476 Stateview Blvd.  
Fort Mill, SC 29715

~~\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
Marsha Monroe, Terry Browder, Laura Browder  
1320 Greenway Drive, Suite 300  
Irving, TX 75038~~

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

~~\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_~~

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Nolan County Clerk and caused to be posted at the Nolan County courthouse this notice of sale.

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

RECEIVED  
AUG 30 2022  
Nolan County Clerk