

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: 06/07/2022

Time: Between 10:00 AM to 1:00 PM and beginning not earlier than 10:00 AM to 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brown County, pursuant to §§1.002 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.

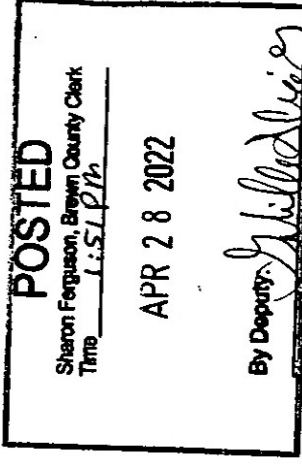
2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/13/2014 and recorded in the real property records of Brown County, TX and is recorded under Clerk's File/Instrument Number, Book 128, Page 774, with Brett D. McKamey and Saber N. McKamey (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Affiliated Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Brett D. McKamey and Saber N. McKamey, securing the payment of the indebtedness in the original amount of \$73,775.00, 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. A 0.61 ACRE TRACT OF LAND SITUATED WITHIN THE SAMUEL BANGS SURVEY NO. 108, ABSTRACT NO. 59, BROWN COUNTY, TEXAS, SAID 0.61 ACRE TRACT BEING COMPRISED OF THE REMAINING PORTION OF A TRACT OF LAND DESCRIBED AS SECOND TRACT IN A DEED TO ARTHUR R. MOLTON, ET UX RECORDED IN VOLUME 708, PAGE 739, DEED RECORDS, BROWN COUNTY, TEXAS AND THE REMAINING PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO ARTHUR MOLTON AND ALLIE P. MOLTON, TRUSTEES OF THE MOLTON FAMILY REVOCABLE TRUST RECORDED IN VOLUME 1180, PAGE 572, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID MOLTON TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO ROY L. SCHUMACHER, ET AL RECORDED IN VOLUME 1636, PAGE 427, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE WEST LINE OF TRICKHAM ST.; FROM WHICH A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR THE EASTERLYMOST NORTHEAST CORNER OF SAID SCHUMACHER TRACT BEARS N 00 DEGREES 44 MINUTES 08 SECONDS W, A DISTANCE OF 87.02 FEET;



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THENCE S 00 DEGREES 44 MINUTES 08 SECONDS E, 99.85 FEET ALONG THE COMMON LINE BETWEEN SAID MOLTON TRACTS AND TRICKHAM ST., SAME BEING THE EAST LINE OF THIS DESCRIBED TRACT, TO A 3/8 INCH REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID MOLTON TRACT AND A TRACT OF LAND DESCRIBED IN A NON-HOMESTEAD AFFIDAVIT AND DESIGNATION OF HOMESTEAD TO J. H. SELLERS, ET UX RECORDED IN VOLUME 1010, PAGE 16, OF SAID REAL PROPERTY RECORDS, SAME BEING THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89 DEGREES 33 MINUTES 56 SECONDS W, 265.80 FEET ALONG THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID MOLTON TRACT AND SELLERS TRACT, SAME BEING THE SOUTH LINE OF THIS DESCRIBED TRACT, TO A 1/2 INCH REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN THE REMAINING PORTION OF SAID MOLTON TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO J. H. SELLERS, ET UX RECORDED IN VOLUME 1180, PAGE 572, OF SAID REAL PROPERTY RECORDS, SAME BEING THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 00 DEGREES 22 MINUTES 50 SECONDS W, 100.10 FEET ALONG THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID MOLTON TRACTS AND SELLERS TRACT, SAME BEING THE WEST LINE OF THIS DESCRIBED TRACT, TO A 1/2 INCH REBAR ROD WITH SURVEY CAP STAMPED ALS 6224 6332 FOR A COMMON CORNER BETWEEN THE REMAINING PORTION OF SAID MOLTON TRACT AND SELLERS TRACT, SAME BEING THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE SOUTH LINE OF PREVIOUSLY MENTIONED SCHUMACHER TRACT; FROM WHICH A 1/2 INCH REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID SELLERS TRACT AND SCHUMACHER TRACT BEARS S 89 DEGREES 37 MINUTES 10 SECONDS W, A DISTANCE OF 348.65 FEET;

THENCE N 89 DEGREES 37 MINUTES 10 SECONDS E, 265.18 FEET ALONG THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID MOLTON TRACT AND SCHUMACHER TRACT, SAME BEING THE NORTH LINE OF THIS DESCRIBED TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.61 ACRES OF LAND.

POSTED

Sharon Ferguson, Brown County Clerk
Time 1:51 PM

APR 28 2022

By Deputy:

Sharon Ferguson

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:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

STATE OF Texas
COUNTY OF Brown

Linda Reppert
SUBSTITUTE TRUSTEE
Linda Reppert
1320 Greenway Drive, Suite 300
Irving, TX 75038

Before me, the undersigned authority, on this day personally appeared Linda Reppert, 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 28th day of April, 2022.



Eilaura Ortega Smith
NOTARY PUBLIC in and for
Brown COUNTY
My commission expires: 01-19-2024
Print Name of Notary: Eilaura Ortega Smith

CERTIFICATE OF POSTING

My name is Linda Reppert, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 28, 2022 I filed at the office of the Brown County Clerk and caused to be posted at the Brown County courthouse this notice of sale.

Declarant's Name: Linda Reppert
Date: April 28, 2022

