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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 SEP 21 PM 1:53

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200 TALL TIMBER TRAIL
WHITNEY, TX 76692

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: November 07, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL 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 August 17, 2011 and recorded in Document CLERK'S FILE NO. 00045822 real property records of HILL County, Texas, with MICHAEL GENE ANDERSON AND DIANNA ANDERSON, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL GENE ANDERSON AND DIANNA ANDERSON, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$57,550.00, 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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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 DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HILL



FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF LOTS 22 AND 23 OF THE TALL TIMBER ESTATES SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-112 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM GEORGE KNIGHT TO ARTHUR D HENDRICKS ET UX, REGINA A HENDRICKS RECORDED IN VOLUME 1221 PAGE 764 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF TALL TIMBERS TRAIL (TALL TIMBER TRAIL) WITH THE SOUTH LINE OF WOODLAND ROAD (COUNTY ROAD) FOR THE NORTHWEST CORNER OF SAID LOT 23 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE WITH THE SOUTH LINE OF WOODLAND ROAD, N 61°37'37" E 245.00 FEET TO A RAILROAD SPIKE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 22 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE S 28°24'59" E 122.20 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 22 AND FOR THE SOUTHEAST CORNER OF THIS;

THENCE S 61°39'30" W 245.02 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF TALL TIMBERS TRAIL FOR THE SOUTHWEST CORNER OF SAID LOT 23 AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF TALL TIMBERS TRAIL, N 28°24'30" W 122.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.687 ACRES OF LAND MORE OR LESS.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY (AS EVIDENCE BY STATEMENT OF OWNERSHIP AND LOCATION FILED AS BOOK 1335 PAGE 0581) AND INCORPORATED HEREIN. SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE/MODEL: 1999/REDMAN HOMES, INC./SHADOWRIDGE

SERIAL NUMBER(S): 12533794A AND 12533794B

LABEL/SEAL NUMBER(S): PFS0611211 AND PFS0611212