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BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS

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2330 W OLD LOCKHART RD
WEST POINT, TX 78963

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: January 07, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 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 December 23, 2003 and recorded in Document VOLUME 1251, PAGE 191; AS AFFECTED BY VOLUME 2146, PAGE 279 real property records of FAYETTE County, Texas, with GERI FOREMAN AND DOUGLAS FOREMAN, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GERI FOREMAN AND DOUGLAS FOREMAN, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$83,889.00, 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.

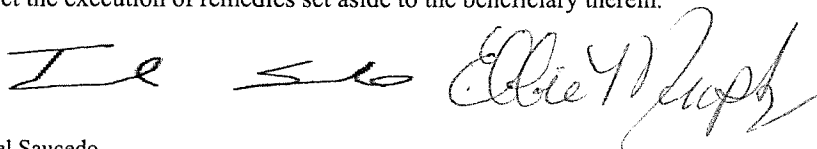
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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



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 EBBIE MURPHY, KRISTOPHER HOLUB, DYLAN RUIZ, AMY ORTIZ, MEGAN RANDLE, REBECCA BOLTON, AMY JURASEK, AUCTION.COM OR JOHN MCCARTHY 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 FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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FAYETTE

EXHIBIT "A"

TRACT I:

BEING 26.47 ACRES OF LAND IN THE JAMES P. MCFARLAND SURVEY NO. 12, ABSTRACT NO. 232, FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS "TRACT TWO" CONTAINING 79.30 ACRES IN A DEED DATED SEPTEMBER 21, 1994 FROM IRMA WALLACE, TRUSTEE OF THE SILVIA FRANKLIN TRUST TO RUSSELL FOREMAN, DOUGLAS FOREMAN AND DAVID GENE FOREMAN AS RECORDED IN VOLUME 906, PAGE 143 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS; SAID 26.47 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID FOREMAN 79.30 ACRES AND THE SOUTHEAST CORNER OF THAT 79.30 ACRE TRACT DESCRIBED IN A DEED DATED MAY 29, 1991 FROM LUCILE BYLER TO SHARON MILLER AS RECORDED IN VOLUME 823, PAGE 359 OF THE FAYETTE COUNTY DEED RECORDS;

THENCE WITH THE WEST LINE OF SAID FOREMAN 79.30 ACRE TRACT, NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, AT A DISTANCE OF 4146.0 FEET PASS AN EXISTING WIRE FENCE, IN ALL A TOTAL DISTANCE OF 4161.87 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET IN THE SOUTH LINE OF COUNTY ROAD NO. 126, A 50 FOOT PUBLIC RIGHT-OF-WAY ALSO KNOWN AS OLD LOCKHART ROAD, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH A LINE 25.00 FEET SOUTH OF AND PARALLEL TO THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD NO. 126, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 87 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 114.52 FEET;
2. SOUTH 85 DEGREES 47 MINUTES 23 SECONDS EAST, A DISTANCE OF 139.57 FEET, AND
3. SOUTH 89 DEGREES 31 MINUTES 44 SECONDS EAST, A DISTANCE OF 23.15 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET FOR THE NORTHEAST CORNER HEREOF;

THENCE DEPARTING SAID LINE AND CROSSING SAID FOREMAN 79.30 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 869.46 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
2. SOUTH 65 DEGREES 26 MINUTES 09 SECONDS WEST, A DISTANCE OF 17.57 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
3. SOUTH 32 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 59.49 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
4. SOUTH 23 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 71.72 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
5. SOUTH 04 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 67.61 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
6. SOUTH 04 DEGREES 37 MINUTES 36 SECONDS EAST, A DISTANCE OF 270.68 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET;
7. SOUTH 36 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 121.53 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET, AND

8. SOUTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 2750.98 FEET TO A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET IN THE SOUTH LINE OF SAID FOREMAN 79.30 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID FOREMAN 79.30 ACRE TRACT, NORTH 87 DEGREES 37 MINUTES 57 SECONDS WEST, A DISTANCE OF 289.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.47 ACRES OF LAND, MORE OR LESS.

TRACT II:

30 FOOT INGRESS/EGRESS EASEMENT (FIRST TRACT)

BEING A STRIP OF LAND 30.00 FEET IN WIDTH IN THE JAMES P. MCFARLAND SURVEY NO. 12, ABSTRACT NO. 232, FAYETTE COUNTY, TEXAS, AND BEING OVER AND ACROSS THAT CERTAIN TRACT DESCRIBED AS "TRACT TWO" CONTAINING 79.30 ACRES OF LAND IN A DEED DATED SEPTEMBER 21, 1994 FROM IRMA WALLACE, TRUSTEE OF THE SILVIA FRANKLIN TRUST TO RUSSELL FOREMAN, DOUGLAS FOREMAN AND DAVID GENE FOREMAN AS RECORDED IN VOLUME 906, PAGE 143 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS; SAID 30.00 FOOT STRIP OF LAND BEING 15.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF ANEXISTING 12 FOOT GRAVEL ROAD WITH THE SOUTH LINE OF COUNTY ROAD NO. 126, A 50 FOOT PUBLIC RIGHT-OF-WAY ALSO KNOWN AS OLD LOCKHART ROAD, FROM WHICH A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET FOR THE NORTHEAST CORNER OF FIRST TRACT DESCRIBED HEREIN BEARS NORTH 89 DEGREES 31 MINUTES 44 SECONDS WEST, A DISTANCE OF 32.18 FEET;

THENCE DEPARTING SAID LINE AND CROSSING SAID FOREMAN 79.30 ACRE TRACT WITH THE APPROXIMATE CENTERLINE OF SAID GRAVEL ROAD, THE FOLLOWING EIGHTEEN (18) COURSES AND DISTANCES:

1. SOUTH 09 DEGREES 46 MINUTES 58 SECONDS EAST, A DISTANCE OF 78.27 FEET;
2. SOUTH 31 DEGREES 58 MINUTES 52 SECONDS EAST, A DISTANCE OF 160.05 FEET;
3. SOUTH 15 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 106.47 FEET;
4. SOUTH 09 DEGREES 24 MINUTES 29 SECONDS EAST, A DISTANCE OF 270.20 FEET;
5. SOUTH 15 DEGREES 36 MINUTES 32 SECONDS WEST, A DISTANCE OF 194.75 FEET;
6. SOUTH 28 DEGREES 18 MINUTES 51 SECONDS WEST, A DISTANCE OF 71.15 FEET;
7. SOUTH 65 DEGREES 26 MINUTES 09 SECONDS WEST, A DISTANCE OF 134.75 FEET;
8. SOUTH 32 DEGREES 45 MINUTES 47 SECONDS WEST, A DISTANCE OF 53.87 FEET;
9. SOUTH 23 DEGREES 29 MINUTES 48 SECONDS WEST, A DISTANCE OF 67.95 FEET;
10. SOUTH 04 DEGREES 09 MINUTES 18 SECONDS WEST, A DISTANCE OF 57.29 FEET;
11. SOUTH 50 DEGREES 32 MINUTES 46 SECONDS E, A DISTANCE OF 54.42 FEET;
12. SOUTH 67 DEGREES 59 MINUTES 14 SECONDS EAST, A DISTANCE OF 44.14 FEET;
13. SOUTH 56 DEGREES 48 MINUTES 37 SECONDS EAST, A DISTANCE OF 59.52 FEET;
14. SOUTH 34 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 68.97 FEET;

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15. SOUTH 14 DEGREES 58 MINUTES 21 SECONDS EAST, A DISTANCE OF 64.75 FEET;
16. SOUTH 14 DEGREES 38 MINUTES 46 SECONDS WEST, A DISTANCE OF 52.40 FEET;
17. SOUTH 52 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 38.96 FEET, AND,
18. SOUTH 62 DEGREES 32 MINUTES 04 SECONDS WEST, A DISTANCE OF 111.86 FEET TO ITS POINT OF TERMINATION IN THE EAST LINE OF SAID FIRST TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH STEEL WASHER STAMPED "RPLS 4755" SET FOR AN ANGLE POINT IN THE EAST LINE OF SAID FIRST TRACT BEARS SOUTH 36 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.95 FEET.

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