

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: 04/02/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Young 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 05/03/2011 and recorded in the real property records of Young County, TX and is recorded under Clerk's Book 1095, Page 541, with Jonathan Shifflett, Stanley J. Shifflett and Sandra M. Shifflett (grantor(s)) and MERS, Inc., as nominee for First National Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jonathan Shifflett, Stanley J. Shifflett and Sandra M. Shifflett, securing the payment of the indebtedness in the original amount of \$63,352.00, 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. BEING the SURFACE and SURFACE ESTATE ONLY in and to all of Lot No. ONE (1) and the West One-Half (W/2 being 25') of Lot No. TWO (2), both in Block No. THREE (3), of the CRESTVIEW Addition to the City of Graham, Young County, Texas.

FILED FOR RECORD

JAN 25 2024

**ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS**



4807813

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

Donna Stockman

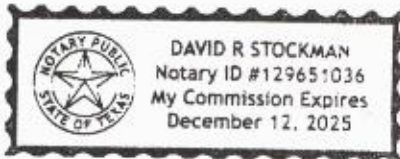
SUBSTITUTE TRUSTEE

Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwarz, Kathy Arrington, Janet Pinder, Terry Browder, Laura Browder, Marsha Monroe OR AUCTION.COM OR Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Ramiro Cuevas, Jonathan Harrison, Patrick Zwiers, Angie Uselton, Dana Kamin, Misty McMillan OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

STATE OF TEXAS
COUNTY OF PARKER

Before me, the undersigned authority, on this day personally appeared Donna Stockman, 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 25th day of January, 2024.



David R Stockman

NOTARY PUBLIC in and for

Parker

COUNTY

My commission expires: 12-12-25

Print Name of Notary:

David R Stockman

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-25-24 I filed at the office of the Young County Clerk and caused to be posted at the Young County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 1-25-24