

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/7/2012	<b>Grantor(s)/Mortgagor(s):</b> BRANDON JOSEPH GRUBERT, A SINGLE PERSON
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, NATIONAL ASSOCIATION	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 570 <b>Page:</b> 386 <b>Instrument No:</b> 189896	<b>Property County:</b> LAVACA
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 4/1/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> On the east steps of the Lavaca County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Megan Randle, Ebbie Murphy, Robert Randle, Dylan Ruiz, Aarti Patel, Amy Ortiz, Evan Press, Auction.com, Robert Randle or Ebbie Murphy, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 1/22/2025 \_\_\_\_\_



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 01/23/25 \_\_\_\_\_

Megan Randle  
Printed Name: \_\_\_\_\_

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

FILED FOR RECORD  
At 11:00 O'Clock A M

JAN 23 2025

BARBARA K. STEFFEK, CLERK  
COUNTY COURT LAVACA CO., TEXAS  
By Susan Opel Deputy

MH File Number: TX-25-106710-POS  
Loan Type: FHA

LEGAL DESCRIPTION

EXHIBIT "A"

DESCRIPTION OF 21.225 ACRES OF LAND SITUATED IN THE JAMES LYONS SURVEY (ABSTRACT NO. 282) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT 21.225 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM W.L. MUNCASTER, ET UX TO CHRISTOPHER BRIAN CULL, ET UX, DATED SEPTEMBER 30, 2005, RECORDED IN VOLUME 354, PAGE 837 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 21.225 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for the West corner of said Cull 21.225 acre tract, same being in the northeast line of a public road (LCR 957A – Vol. 328, Pg. 746 of the Lavaca County Deed Records) and the South corner of the Donald R. Muska Trust 25.133 acre tract (Vol. 4, Pg. 982 of the Lavaca County Official Records), same also being the West corner of said 21.225 acres;

THENCE, N 43°38'51" E – (Bearing Basis) along the line common to said Cull 21.225 acre tract and said Muska 25.133 acre tract, a distance of 997.79 feet to a 1/2" iron rod found for the North corner of said Cull 21.225 acre tract, same being the East corner of said Muska 25.133 acre tract and in the southwest line of the Donald R. Muska Trust 82.10 acre tract (Vol. 423, Pg. 433 of the Lavaca County Deed Records), same also being the North corner of said 21.225 acres;

THENCE, S 58°45'43" E along the line common to said Cull 21.225 acre tract and said Muska 82.10 acre tract pass the South corner of said Muska 82.10 acre tract, same being the West corner of the P.L.B. Ltd. 69 acre tract (Vol. 96, Pg. 494 of the Lavaca County Official Records) and continuing along the line common to said Cull 21.225 acre tract and said P.L. B. Ltd. 69 acre tract for a total distance of 929.25 feet to a 1/2" iron rod found in the northwest line of public road (LCR 957A), same being the East corner of said 21.225 acres;

THENCE, S 44°15'56" W along said northwest line of the public road, a distance of 906.12 feet to a 1/2" iron rod found for the South corner of said Cull 21.225 acre tract, same being the East corner of the remaining W.L. Muncaster, et ux 50 acre tract (Vol. 317, Pg. 455 of the Lavaca County Deed Records) and the South corner of said 21.225 acres;

THENCE, N 35°18'00" W, a distance of 159.38 feet to a 1/2" iron rod found for an interior corner of said Cull 21.225 acre tract, same being the northeast corner of said remaining Muncaster 50 acre tract and an interior corner of said 21.225 acres;

THENCE, S 61°08'38" W, a distance of 337.58 feet to a 1/2" iron rod found in said northeast line of public road, same being the southwest corner of said Cull 21.225 acre tract, same being the West corner of said remaining Muncaster 50 acre tract and the southwest corner of said 21.225 acres;

THENCE, N 46°21'09" W along said northeast line of public road, a distance of 639.85 feet to the POINT OF BEGINNING containing 21.225 acres of land.

The description of said 21.225 acre tract of land and attached plat represent an on the ground survey made by me and under my direct supervision.