

4928 STATE HIGHWAY 119
GOLIAD, TX 77963

00000009686205

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: September 02, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA OUTSIDE THE NORTH DOOR OF THE GOLIAD 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 December 21, 2006 and recorded in Document VOLUME 00278, PAGE 00664 real property records of GOLIAD County, Texas, with DOUGLAS WARREN VIERS JR A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOUGLAS WARREN VIERS JR A SINGLE MAN, securing the payment of the indebtedness in the original principal amount of \$59,917.00, 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

CERTIFICATE OF POSTING

12:00 o'clock P.M.

AUG 07 2025

Vickie Quinn
County Clerk - Goliad County, Texas
By: *[Signature]*



NTSS00000009686205

4928 STATE HIGHWAY 119
GOLIAD, TX 77963

00000009686205

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 JO WOOLSEY, BOB FRISCH, JANICE STONER, OR JODI STEEN 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 GOLIAD County Clerk and caused to be posted at the GOLIAD County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING 1.81 ACRES SITUATED IN AND A PART OF THE ALFRED BERRY SURVEY, ABSTRACT NO. 59, GOLIAD COUNTY, TEXAS, AND THE SAME AS THOSE TRACTS OF LAND RECORDED IN VOLUME 292, PAGE 621-623 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS. THIS 1.81 ACRE TRACT IF MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF STATE HIGHWAY NO. 119 FOR THE NORTH MOST CORNER OF THIS 1.81 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF A 0.87 ACRE TRACT RECORDED IN VOLUME 463, PAGE 632 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS.

THENCE, S 35 DEGREES, 30'00" E (BEARING REFERENCE LINE) WITH THE SOUTHWEST LINE OF STATE HIGHWAY NO. 119 AT 329.00 FEET PASSING A IRON PIPE FOUND ON LINE, CONTINUING ON SAME COURSE A TOTAL DISTANCE OF 506.82 FEET TO THE CENTER OF 18 MILE COLETO CREEK FOR THE EAST CORNER OF THIS 1.81 ACRES;

THENCE, WITH THE CENTER OF SAID 18 MILE COLETO CREEK AS FOLLOWS;

1. S 72 DEGREES, 25'00" W A DISTANCE OF 182.09 FEET TO A CORNER;
2. N 83 DEGREES, 10'00" W A DISTANCE OF 156.13 FEET TO THE SOUTH MOST CORNER OF THIS 1.81 ACRES;

THENCE, N 04 DEGREES, 22'00" E WITH THE COMMON LINE OF THIS TRACT AND SAID 0.87 ACRE TRACT, AT 180.19 FEET PASSING A IRON PIPE FOUND ON LINE; CONTINUING ON-SAME COURSE A TOTAL DISTANCE OF 450.34 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 1.81 ACRES