

505 CHESTNUT STREET
GAINESVILLE, TX 76240

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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: May 06, 2025

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

Place: THE EAST ENTRANCE OUTSIDE THE COOKE 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 November 23, 2004 and recorded in Document INSTRUMENT NO. 21253; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2022-4832 real property records of COOKE County, Texas, with JASON HARRISON AND WIFE, SCHELLEY HARRISON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON HARRISON AND WIFE, SCHELLEY HARRISON, securing the payment of the indebtednesses in the original principal amount of \$78,876.00, 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, TERRY WATERS, MARY MANCUSO, FRANCESCA ORTOLANI, SHELLEY ORTOLANI, MICHELE HREHA, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN 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 COOKE County Clerk and caused to be posted at the COOKE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS AND BEING A RESURVEY OF ALL THAT CERTAIN TRACT DESCRIBED IN THE DEED FROM LOIS T. SANDERS TO RETHA SANDERS BOND AND CLYDE BOND RECORDED IN VOLUME 1295 PAGE 707, AND BEING FURTHER KNOWN AS A PART OF LOT 8 IN BLOCK ONE OF GLOHM ADDITION, AN ADDITION IN THE CITY OF GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B SLIDE 100 OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS. THE ORIGINAL PLAT BEING RECORDED IN VOLUME 2 PAGE 26 SAID PLAT RECORDS; THE SUBJCT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 8 ON THE WEST RIGHT-OF-WAY LINE OF CHESTNUT STREET, FROM WHICH THE CALCULATED SOUTHEAST CORNER OF SAID BLOCK BEARS SOUTH A DISTANCE OF 295 FEET:

THENCE WEST WITH THE SOUTH LINE OF SAID LOT 8 AND SAID BOND TRACT A DISTANCE OF 138.20 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID BOND TRACT;

THENCE NORTH 00 DEGREES 21 MINUTES 27 SECONDS EAST WITH THE OCCUPIED WEST LINE THEREOF ALONG AND NEAR A FENCE A DISTANCE OF 81.00 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID BOND TRACT, SAID CORNER BEING BY CALL 9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 8;

THENCE EAST WITH THE NORTH LINE OF SAID BOND TRACT A DISTANCE OF 137.70 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID BOND TRACT ON THE WEST LINE OF SAID STREET AND EAST LINE OF SAID LOT 8;

THENCE SOUTH WITH SAID LINE ALONG SAID STREET A DISTANCE OF 81.00 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.257 OF AN ACRE OF LAND, MORE OR LESS.