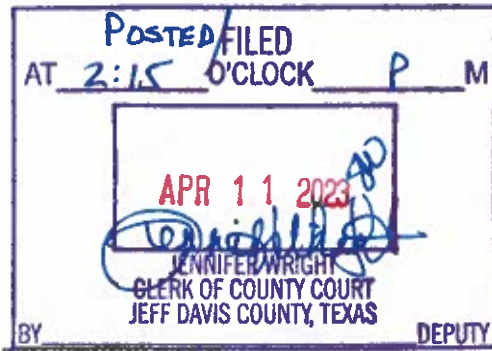


112 CLEAR VIEW DR
FORT DAVIS, TX 79734



00000009753583

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 02, 2023

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

Place: SOUTH DOOR OF THE JEFF DAVIS COUNTY COURTHOUSE FORT DAVIS, TEXAS 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 July 24, 2003 and recorded in Document VOLUME 178 PAGE 522 real property records of JEFF DAVIS County, Texas, with EARL T GRAYSON, grantor(s) and WELLS FARGO BANK TEXAS, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EARL T GRAYSON, securing the payment of the indebtednesses in the original principal amount of \$96,800.00, 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 SHELLEY NAIL, ZANE NAIL OR DONNA TROUT 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.

Il sb

Israel Saucedo

Certificate of Posting

My name is *Shelley Nail*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *4-11-23* I filed at the office of the JEFF DAVIS County Clerk and caused to be posted at the JEFF DAVIS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

[Signature]
Shelley Nail
4-11-23

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A SURVEY OF LOT 12, BLOCK 1, LIMPIA CROSSING A SUBDIVISION OUT OF SECTIONS 411 AND 412, C. & M. RY. CO. AND SECTION 93, BLOCK 224, T. & ST. L. RY. CO., JEFF DAVIS COUNTY, TEXAS AS SHOWN ON THE PLAT RECORDED IN MAP FILE 2, SLOT 3-A OF THE JEFF DAVIS COUNTY MAP RECORDS. SAID LOT 12, BLOCK 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2-INCH REBAR WITH CAP MARKED "BASSHAM LSLS" FOUND AT A FENCE CORNER IN THE SOUTH LINE OF CLEAR VIEW DRIVE AND IN THE COMMON LINE OF LOTS 12 AND 14, SAID BLOCK 1;

THENCE S 26°56'06" E (CALL S 27°00' E) 706.17 FEET, WITH THE COMMON LINE OF SAID LOT 14 AND WITH A FENCE LINE, TO A 1/2-INCH REBAR WITH CAP MARKED "BASSHAM LSLS" FOUND AT A 3-WAY FENCE CORNER TO MARK THE COMMON CORNER OF LOTS 10, 12, 13, AND 14, SAID BLOCK 1;

THENCE S 77°07'46" W 317.38 FEET (CALL S 77°03' W 318.09'), WITH THE COMMON LINE OF LOT 10 AND WITH A FENCE LINE, TO A 1/2-INCH REBAR FOUND AT A FENCE CORNER AND IN THE NORTH LINE OF SAID LOT 10 TO MARK THE SOUTH COMMON CORNER OF LOTS 11 AND 12, SAID BLOCK 1;

THENCE N 27°00'00" W, WITH THE COMMON LINE OF SAID LOT 11 AND WITH A FENCE LINE, AT 705.92 FEET A 1/2-INCH REBAR FOUND AT A FENCE CORNER AND IN THE SOUTH LINE OF CLEAR VIEW DRIVE, ON IN ALL 731.69 FEET (CALL 733.32 FEET) TO A POINT ON THE CENTERLINE OF CLEAR VIEW DRIVE AND IN THE SOUTH LINE OF LOT 7, BLOCK 2, LIMPIA CROSSING, FOR THE NORTH COMMON CORNER OF LOTS 11 AND 12, SAID BLOCK 1;

THENCE N 77°03'00" E 318.09 FEET, WITH THE CENTERLINE OF CLEAR VIEW DRIVE AND PASSING THE SOUTH COMMON CORNER OF LOTS 7 AND 8, SAID BLOCK 2, TO A POINT FOR THE NORTH COMMON CORNER OF LOTS 12 AND 14, SAID BLOCK 1;

THENCE S 27°00' E 25.77 FEET, WITH THE COMMON LINE OF SAID LOT 14, TO THE POINT OF BEGINNING AND CONTAINING 5.18 ACRES.