

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: August 01, 2023

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

Place: WEST ENTRANCE DOOR TO THE LAMPASAS 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 June 17, 2013 and recorded in Document INSTRUMENT NO. 152291 real property records of LAMPASAS County, Texas, with MARTY R. TATE AND ROSALYN R. TATE, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTY R. TATE AND ROSALYN R. TATE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$204,300.00, 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 JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 LAMPASAS County Clerk and caused to be posted at the LAMPASAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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LAMPASAS

EXHIBIT "A"

BEING 17.44 ACRES OF THE GEORGE W. BROWNING SURVEY, ABST. NO. 56 IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF A 19.92 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CATHERINE L. COVEY, IND. EXC. TO CATHERINE L. COVEY, DATED FEBRUARY 7, 2005, AS RECORDED IN VOL. 405, PAGE 892 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN VOL. 167, PAGE 200 OF SAID DEED RECORDS; SAID 17.44 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID 19.92 ACRE TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF A 20.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A DEED TO RGWG PARTNERSHIP, LTD., AS RECORDED IN VOL. 359, PAGE 369 OF SAID DEED RECORDS, BEING ON THE WEST LINE OF A 13.40 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED TO RONALD JOHNSON, ET AL, AS RECORDED IN VOL. 372, PAGE 589 OF SAID DEED RECORDS, AND BEING THE EAST LINE OF A 15 FOOT WIDE EASEMENT DESCRIBED IN SAID DEED TO COVEY:

THENCE SOUTH 19° 19' 41" EAST, WITH THE EAST LINE OF SAID 19.92 ACRE TRACT, WITH THE WEST LINE OF SAID 13.40 ACRE TRACT, AND THE EAST LINE OF SAID EASEMENT, AT 41.95 FEET PASSING A 1/2 INCH IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID 13.40 ACRE TRACT AND THE NORTHWEST CORNER OF ANOTHER 13.40 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN SAID DEED TO JOHNSON, CONTINUING WITH THE WEST LINE OF SAID TRACT ONE FOR A TOTAL DISTANCE OF 763.58 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. HWY. 1715;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF SAID F.M. HWY, 1715 AS FOLLOWS;

NORTH 89° 59' 32" WEST, 338.09 FEET TO A BRASS TXDOT MONUMENT FOUND;
NORTH 89° 53' 27" WEST, 211.31 FEET TO A BRASS TXDOT MONUMENT FOUND;
SOUTH 77° 55' 57" WEST, 106.41 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND;
SOUTH 60° 43' 20" WEST, 162.14 FEET TO A 1/2 INCH IRON PIN SET;
SOUTH 75° 34' 26" WEST, 158.49 FEET TO A BRASS TXDOT MONUMENT FOUND;
SOUTH 58° 51' 27" WEST, 202.90 FEET TO A COTTON SPINDLE SET;
SOUTH 58° 54' 36" WEST, 70.80 FEET TO A 1/2 INCH IRON PIN SET ON THE WEST LINE OF SAID 19.92 ACRE TRACT AND THE EAST LINE OF A 100.669 ACRE TRACT DESCRIBED AS TRACT 1 IN SAID DEED TO RGWG PARTNERSHIP, LTD.;

THENCE NORTH 19° 12' 56" WEST, WITH THE WEST LINE OF SAID 19.92 ACRE TRACT, WITH THE EAST LINE OF SAID 100.669 ACRE TRACT DESCRIBED AS TRACT 1 IN SAID DEED TO RGWG PARTNERSHIP, LTD., AND ALONG THE GENERAL COURSE OF A FENCE, 640.36 FEET TO A 3/8 INCH IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID 19.92 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT;

THENCE NORTH 70° 46' 08" EAST, WITH THE NORTH LINE OF SAID 19.92 ACRE TRACT, WITH THE SOUTH LINE OF SAID 20.00 ACRE TRACT, AND ALONG THE GENERAL COURSE OF A FENCE, 1208.12 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON MAY 13, 2013, BY MAPLES & ASSOCIATES, INC., AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HERewith.

FILED

15 day of June 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 21-25885

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/29/2005, Michael A. Quintana and spouse, Christina M. Quintana, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of David W. Mann, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR First Preference Mortgage Corp., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$111,088.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR First Preference Mortgage Corp., which Deed of Trust is Recorded on 9/2/2005 as Volume 119447, Book , Page , in Lampasas County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being Lot Four (4), Block One (1), Peaceful Oaks, Phase Two, Lampasas County, Texas, as per plat of record in Cabinet 1, Slide 340, Plat Records, Lampasas County, Texas.

Commonly known as: **191 COUNTY ROAD 4703 KEMPNER, TX 76539**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Michelle Jones, Angela Zavala, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/1/2023 at 12:00 PM**, or no later than three (3) hours after such time, in **Lampasas County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The West entrance to the Courthouse**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 5/24/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 5/25/2023



By: Substitute Trustee(s)
Michelle Jones, Angela Zavala
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

FILED
25 day of May 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Jane Rodman DEPUTY

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

July 5, 2023

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: March 31, 2021

Trustee: Steven Wise

Address: P.O. Drawer 111, Cameron, Texas 76520

Substitute Trustee: Karl R. Quebe

Address: 5400 Bosque Blvd, Suite 312, Waco, Texas 76710

Grantor: Fulton Mercer Corporation

Mortgagee: Citizens National Bank (hereafter "Lender")

Recording Information: Clerk's File No. 185906, of the real property records of Lampasas County, Texas.

Legal Description:

Tract One: Being 0.41 acres, more or less, and being all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), and part of Lot Fourteen (14), Block Twenty-two (22), HANNAH SPRINGS ADDITION, according to plat recorded in Cabinet 1, Slide 39, Plat Records, Lampasas County, Texas; said 0.41 acres more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Tract Two: Being 0.16 acres of land and being Lot One (1) and a Part of Lot Two (2), Block Twenty-two (22), Hannah Springs Addition, according to plat recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas; said 0.16 acres more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

FILED
10 day of July 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY

Date: March 31, 2021

Original Principal Amount: \$260,000.00

Maker: Fulton Mercer Corporation

Lender: Citizens National Bank

Property: All property and improvements as described in the Deed of Trust.

Sale Location: The West Entrance to the Lampasas County Courthouse, 501 E. 4th Street, Lampasas, Texas 76650, or as designated by the County Commissioners Court.

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM. The sale will begin at 11:00 AM or within three hours from that time.

Sale Date: August 1, 2023

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured in the Deed of Trust.

Due to the default under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property as described in the Deed of Trust in accordance with the terms of the Texas Business and Commerce Code and the Deed of Trust.

The Foreclosure Sale will commence on August 1, 2023 between the hours of 10:00 AM and 4:00 PM and in accordance with the details as further set forth above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in manner as allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be posted and filed in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should


examine the property records describing the property within the Deed of Trust for further assurances.

This property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

The Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure 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.

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Karl R. Quebe, Substitute Trustee
5000 Bosque Blvd, Suite 312
Waco, Texas 76710
(254) 751-1830
bigkq@aol.com

FIELD NOTES
JOB NO. 200617

TRACT ONE - 0.41 ACRE

BEING 0.41 acres of land and being Lots 10, 11, 12, 13 and a Part of Lot 14, Block 22, Hannah Springs Addition, a subdivision recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas, and being that Tract One as described in a Warranty Deed with Vendor's Lien to Fulton Mercer Corporation dated March 27, 2020 and recorded in Volume 567, Page 831 of the Lampasas County Deed Records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with no cap found in the north line of Avenue C for the southwest corner of a 20' alley and being the southeast corner of Lot 10, said Tract One and this tract;

THENCE: S 68°55'42" W 128.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the intersection of the north line of Avenue C and the east line of Key Avenue and being the southwest corner of said Lot 10, Tract One and this tract;

THENCE: N 21°04'18" W 138.00 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in east line of Key Avenue and the west line of Lot 14 and being the northwest corner of said Tract One and this tract;

THENCE: N 68°55'42" E 128.00 feet across said Lot 14 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of Lot 14 and the west line of said 20' alley and being the northeast corner of said Tract One and this tract;

THENCE: S 21°04'18" E 138.00 feet with the west line of said 20' alley to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

July 2, 2020

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550.
www.triplecsurveying.com
Firm No. 10193916

FIELD NOTES
JOB NO. 200617

TRACT TWO - 0.16 ACRE

BEING 0.16 acres of land and being Lot 1 and a Part of Lot 2, Block 22, Hannah Springs Addition, a subdivision recorded in Cabinet 1, Slide 39, Plat Records of Lampasas County, Texas, and being that Tract Two as described in a Warranty Deed with Vendor's Lien to Fulton Mercer Corporation dated March 27, 2020 and recorded in Volume 567, Page 831 of the Lampasas County Deed Records and described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with no cap found in the north line of Avenue C for the southeast corner of a 20' alley and being the southwest corner of Lot 1, said Tract Two and this tract;

THENCE: N 21°04'18" W 54.90 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the east line of said 20' alley and the west line of Lot 2 and being the northwest corner of said Tract Two and this tract;

THENCE: N 68°44'47" E 128.00 feet across said Lot 2 to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set in the west line of Chestnut Street and the east line of said Lot 2 and being the northeast corner of said Tract Two and this tract;

THENCE: S 21°04'18" E 55.30 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CCC 4835" set at the intersection of the west line of Chestnut Street and the north line of Avenue C and being the southeast corner of said Lot 1, Tract Two and this tract;

THENCE: S 68°55'42" W 128.00 feet with the north line of Avenue C to the Point of Beginning.

Bearings based on Texas State Plane Coordinate System, Central Zone NAD 83.



July 2, 2020
Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

Triple C Surveying Co.
PO Box 544
Lampasas, Texas 76550
www.triplecsurveying.com
Firm No. 10193916

185906

Exhibit B
Page 1 of 1

FILED FOR RECORD

11:15 AM

APR 05 2021

Connie Hartmann
CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

DEPUTY