

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/6/2012

Grantor(s)/Mortgagor(s):
ADNAN Z SALAH, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
GUARANTY BOND BANK, N.A , ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 098036-2012

Property County:
LAMAR

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 1/3/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 119 North Main, Paris, Lamar, TX, 75460 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

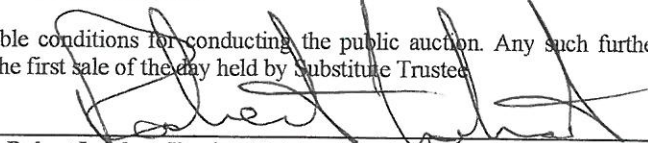
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

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.



Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Harriet Fletcher, Sharon St. Pierre Posted December 12, 2022,
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92953-POS
Loan Type: Conventional Residential

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 12th DAY OF DEC., 2022

EXHIBIT A

Situated within the Limits of the City of Paris, County of Lamar, and State of Texas, a part of the George W. Cox Survey #164, and being a lot conveyed to Marie R. Faught by deed recorded in Vol. 1611, Page 66, of the Official Records of said County and State, said Faught lot being known as lot 11-A, City Block 253-C (plat not recorded).

Beginning at a 3/4" iron pipe (f) in a 2" iron pipe (f) for corner at the Northeast corner of said lot 11-A and at the Northwest corner of a lot conveyed to Eldon Hayden Foster, Sr., by deed recorded in Vol. 1495, Page 125, of said Official Records, said Foster lot being known as lot 12, of said City Block 253-C.

Thence South 0°11'22" East a distance of 163.43 feet to a 1/2" capped (NELSON SURVEYING) iron pin (s) for corner at the Southeast corner of said lot 11-A, at the Southwest corner of said lot 12, and in the North Boundary Line of a lot conveyed to Arlene Nabors by deed recorded in Vol. 210, Page 20, of the Real Property Records of said County and State, said Nabors lot originally being a part of lot 11, of said City Block 253-C;

Thence South 89°58'47" West (reference bearing) at 15.19 feet passing a 1/2" capped (NELSON SURVEYING) iron pin (f) at the Northwest corner of said Nabors lot and at the Easterly Northeast corner of a lot conveyed to William Alan Basden et al by Affidavit of Heirship as recorded in Vol. 1421, Page 124, of the Official Records of said County and State, said Basden lot also being a part of lot 11, of said City Block 253-C, and continuing on a total distance of 79.84 feet to a nail (f) in a 2" iron pipe (f) for corner at the Southwest corner of said lot 11-A and at an el corner of said Basden lot;

Thence along the West Boundary Line of said lot 11-A as follows: North 0°12'16" West a distance of 18.81 feet to a nail (f) at the Northerly Northeast corner of said Basden lot and at the Southeast corner of lot 11-B, City Block 253-C, as recorded in Envelope 263-C, of the Plat Records of said County and State; North 0°11'15" West a distance of 138.58 feet to a nail (f) in a 2" iron pipe (f) for corner at the Northwest corner of said lot 11-A and at the Northeast corner of said lot 11-B;

Thence along the South Boundary Line of Cedar St. as follows: North 83°55'43" East a distance of 42.46 feet to a 1/2" capped (NELSON SURVEYING) iron pin (s); North 87°35'51" East a distance of 37.63 feet to the place of beginning.