

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 1:00 PM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 05, 2005 and recorded in Document INSTRUMENT NO. 00033034 real property records of LAMAR County, Texas, with SAMMY L PLATT, 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 SAMMY L PLATT, JR, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$44,226.00, 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

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 24th DAY OF March, 2025.



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 ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, MISTY MCMILLAN, AUCTION.COM, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO 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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE GEORGE W. COX SURVEY, ABSTRACT 164, ALSO BEING LOTS 26 AND 27, BLOCK 1, OF LAMAR TERRACE AS SHOWN BY PLAT RECORDED IN ENVELOPE 15-D OF THE LAMAR COUNTY PLAT RECORDS, SAID LOTS HAVING BEEN CONVEYED TO KENNETH R. SWINDELL BY DEED RECORDED IN VOLUME 347, PAGE 194, OF THE LAMAR COUNTY REAL PROPERTY RECORDS. AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE WEST BOUNDARY LINE OF SOUTHEAST 23RD STREET AT THE NORTHEAST CORNER OF LOT 26 AND SAID SWINDELL TRACT AND AT THE SOUTHEAST CORNER OF LOT 25, BLOCK 1;

THENCE SOUTH $00^{\circ} 17' 27''$ WEST WITH SAID WEST BOUNDARY LINE A DISTANCE OF 46.14 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF LOT 27 AND THE SWINDELL TRACT AND AT THE NORTHEAST CORNER OF LOT 28, BLOCK 1;

THENCE WEST WITH THE SOUTH LINE OF LOT 27 AND WITH THE NORTH LINES OF LOTS 28 THROUGH 33, BLOCK 1 (SAME LINE CALLED WEST IN V.347, PAGE 194, AND USED AS THE BEARING BASE) A DISTANCE OF 120.06 FEET TO A 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF LOT 27 AND THE SWINDELL TRACT AND AT THE SOUTHEAST CORNER OF LOT 38, BLOCK 1;

THENCE NORTH $00^{\circ} 06' 13''$ EAST WITH THE WEST LINE OF LOTS 27 AND 26 AND THE SWINDELL TRACT A DISTANCE OF 49.67 FEET TO A METAL POST FOUND AT THE NORTHWEST CORNER OF LOT 26 AND THE SWINDELL TRACT AND AT THE SOUTHWEST CORNER OF LOT 25;

THENCE SOUTH $88^{\circ} 19' 13''$ EAST WITH THE NORTH LINE OF LOT 26 AND THE SWINDELL TRACT AND WITH THE SOUTH LINE OF LOT 25 A DISTANCE OF 120.26 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.132 ACRE OF LAND.