



AT 9:55 FILED
O'CLOCK AM

NOV 26 2019

1230 Georgetown Road, Copperas Cove, TX 76522

19-024218

Barbara Sanders
COUNTY CLERK, CORYELL CO., TEXAS

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: 01/07/2020
- Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Coryell County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/16/2006 and recorded in the real property records of Coryell County, TX and is recorded under Clerk's File/Instrument Number, 200152 with David M Sanders and Angela M. Sanders (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First National Bank Texas dba First Community Mortgage mortgagee to which reference is herein made for all purposes

4. Obligations Secured. Deed of Trust or Contract Lien executed by David M. Sanders and Angela M. Sanders, securing the payment of the indebtedness in the original amount of \$46,478.00, 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. LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE W H. DAVIS SURVEY, ABSTRACT NO 276, AND BEING THE SAME TRACT DESCRIBED AS "SECOND" TRACT IN A DEED TO JERRY W FRITZ RECORDED IN VOLUME 415, PAGE 211, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS PART OF LOT 6, BLOCK J, WESTVIEW ADDITION RECORDED IN VOLUME 1, PAGE 83, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD AND IN THE EAST LINE OF LOT 6 BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED AS "FIRST" TRACT IN A DEED TO JERRY W. FRITZ RECORDED IN VOLUME 415, PAGE 211 AND THE NORTHEAST CORNER OF THE "SECOND" TRACT, FOR THE NORTHEAST CORNER OF THIS

THENCE S. 18 DEGREES 04 MINUTES 00 SECONDS W., 92.00 FEET (S. 18 DEGREES 04 MINUTES W., 92 FEET - BASE BEARING) WITH THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD TO A 1/2" IRON ROD SET IN THE NORTH LINE OF A DRAINAGE AREA AS SHOWN ON THE PLAT OF WESTVIEW ADDITION BEING THE SOUTHEAST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF THE "SECOND" TRACT, FOR THE SOUTHEAST CORNER OF THIS

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THENCE N. 86 DEGREES 08 MINUTES 34 SECONDS W., 87.75 FEET (N. 85 DEGREES 37 MINUTES W , 88 FEET) WITH THE NORTH LINE OF THE DRAINAGE AREA TO A 1/2" IRON ROD SET BEING THE SOUTHEAST CORNER OF LOT 5, THE SOUTHEAST CORNER OF THE MARK A. SHELTON TRACT RECORDED IN VOLUME 295, PAGE 684, THE SOUTHWEST CORNER OF LOT 6, AND THE SOUTHWEST CORNER OF THE "SECOND" TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 18 DEGREES 00 MINUTES 38 SECONDS E., 113.98 FEET (N. 18 DEGREES 04 MINUTES E.) TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF LOT 5, IN THE EAST LINE OF THE JIM W. MAYFIELD TRACT RECORDED IN DOCUMENT NO. 101333, AND IN THE WEST LINE OF LOT 6, BEING THE SOUTHWEST CORNER OF THE "FIRST" TRACT AND THE NORTHWEST CORNER OF THE "SECOND" TRACT, FOR THE NORTHWEST CORNER OF THIS

THENCE S. 71 DEGREES 38 MINUTES 07 SECONDS E., 85.17 FEET TO THE PLACE OF BEGINNING CONTAINING 0.201 ACRE OF LAND ACCORDING TO MY SURVEY MY CALCULATIONS.

THE BEARING OF THIS LEGAL DESCRIPTION ARE BASED ON THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD AS SHOWN ON THE PLAT OF WESTVIEW ADDITION RECORDED IN VOLUME 1, PAGE 83, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

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 §51.002, 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:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman

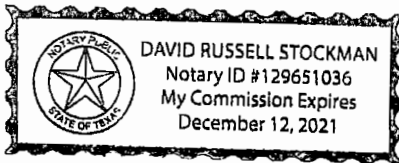
SUBSTITUTE TRUSTEE

Donna Stockman, Tim Lewis, Brenda Wiggs, Demise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of Nov, 2019



David Russell Stockman
NOTARY PUBLIC in and for
Parker COUNTY
My commission expires: 12-12-21
Print Name of Notary:
David Russell Stockman

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Coryell County Clerk and caused to be posted at the Coryell County courthouse this notice of sale.

Declarants Name. _____
Date. _____