

2024-010
FILED FOR RECORD
AT 3 O'CLOCK P.M.

2026 Enfield Drive, Corsicana, TX 75110

JAN 25 2024
24-002904

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

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: 03/05/2024
Time: Between 12:00 PM – 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Navarro 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.

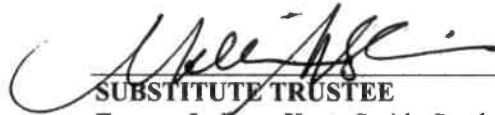
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/26/2020 and recorded in the real property records of Navarro County, TX and is recorded under Clerk's File/Instrument Number 2020-00005143, with Courtney P. Nelson and Vanalta D. Nelson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Aspire Financial, Inc. dba Texaslending.com mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Courtney P. Nelson and Vanalta D. Nelson, securing the payment of the indebtedness in the original amount of \$160,075.00, 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. ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING LOT 7, BLOCK 1088 IN THE ERWIN-BEASLEY ADDITION NO.3 TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, PLAT RECORDS OF NAVARRO 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd
Fort Mill, SC 29715

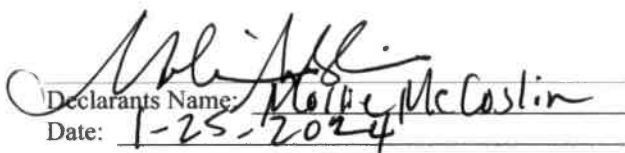


SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks OR AUCTION.COM OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
2201 W Royal Lane, Suite 200
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Mollie McCoslin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-25-2024 I filed at the office of the Navarro County Clerk and caused to be posted at the Navarro County courthouse this notice of sale.



Declarant's Name: Mollie McCoslin
Date: 1-25-2024