

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: 04/02/2024

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 03/11/2004 and recorded in the real property records of Navarro County, TX and is recorded under Clerk's File/Instrument Number 002469, Book 1682, Page 0873, with Brinda Gray and Walter Gray (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. Db a Brokersource mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Brinda Gray and Walter Gray, securing the payment of the indebtedness in the original amount of \$76,794.00, 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 NO. 6 IN BLOCK NO. 454-L CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 26B, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

2024-011
FILED FOR RECORD
AT 3:20 O'CLOCK P.M.
JAN 25 2024
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY



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



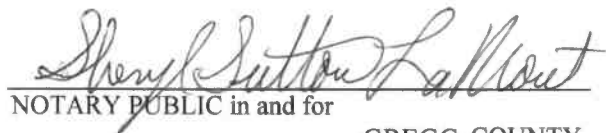
SUBSTITUTE TRUSTEE

Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Mollie McCoslin 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, Allan Johnston, Ronnie Hubbard, Mollie McCoslin OR Kirk Schwartz, Candace Sissac c/o Albertelli Law 2201 W Royal Lane, Suite 200 Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, 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 25th. day of January, 2024.


NOTARY PUBLIC in and for

GREGG COUNTY

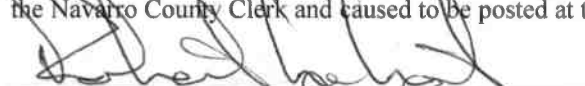
My commission expires: February 23, 2025

Print Name of Notary:

Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is Robert LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on January 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.



Declarants Name: Robert LaMont

Date: January 25, 2024