

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/4/2004	Grantor(s)/Mortgagor(s): JAMES ROACH AND SHARON ROACH, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A. FILED FOR RECORD AT <u>3:18</u> O'CLOCK <u>P</u> M.
Recorded In: Volume: 1701 Page: 0258 Instrument No: 006159	Property County: NAVARRO FEB 06 2025 SHERRY DOWD, County Clerk NAVARRO COUNTY, TEXAS
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 BY <u>Sherry Dowd</u> DEPUTY
Date of Sale: 5/6/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF AND BEING 1.500 ACRES SITUATED IN THE ENOCH FRIER SURVEY, ABSTRACT NO. 3, IN NAVARRO COUNTY, TEXAS, AS MORE FULLY DESCRIBED BELOW, TOGETHER WITH A 1975 14'X66' WAYSIDE MOBILE HOME SN 77547016452 SITUATED ON THE PROPERTY. BEGINNING AT A 5/8" ROD FOR CORNER, CORNER IS IN FENCE IN THE WEST LINE OF THE CALLED 29.441 ACRES TRACT MENTIONED ABOVE AND BEARS NORTH 34 DEG. 33' WEST 561.2 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 34 DEG. 33' WEST 98.8 FEET TO A 5/8" ROD FOR CORNER; THENCE NORTH 20 DEG. WEST 56 FEET TO A 5/8" ROD FOR CORNER IN FENCE; THENCE 60 DEG. 36'33" EAST 428.15 FEET TO A 5/8" ROD FOR CORNER IN THE WEST LINE OF BROOKS ROAD; THENCE 20 DEG. 45' EAST 147.8 FEET WITH THE WEST LINE OF SAID ROAD TO A 5/8" ROD FOR CORNER; THENCE SOUTH 59 DEG. 49'43" WEST 429.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.500 ACRES OF LAND.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Ashlee Luna, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Mollie McCoslin, Christine Wheelless, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

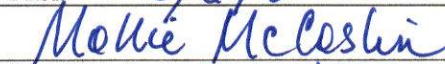
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 2/4/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 2/6/25



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-81239-POS
Loan Type: FHA