

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/30/2016	Grantor(s)/Mortgagor(s): BRIDGET BAZZETT AND ROBERT T BAZZETT, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: N/A Page: N/A Instrument No: 00004551	Property County: NAVARRO
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
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Mollie McCoslin, Sharon St. Pierre, Sheryl LaMont, Lori Garner, Christine Wheelless, Phillip Hawkins, 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: 5/28/2025

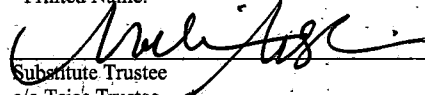


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 5-29-25

Mollie McCoslin

Printed Name:



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

2025-060
FILED FOR RECORD
AT 2:58 O'CLOCK P.M.

MAY 29 2025

MH File Number: TX-25-110149-POS
Loan Type: VA

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY KS DEPUTY

Exhibit A

All that certain lot, tract, or parcel of land containing 3.092 acres lying in the City of Blooming Grove, Navarro County, Texas, and being a part of Lot 1, Lot 2 and Lot 3, Block 4, and a part of Block 4A of the TRAINING SCHOOL ADDITION as recorded in Volume 150, Page 258 and 259, Deed Records of Navarro County, Texas, and being the same called 3.108 acres tract of land as described in Volume 1341, Page 684, Official Public Records of Navarro County, Texas. Said 3.092 acres being more fully described as follows:

BEGINNING at a 1/2" steel pipe found in the southeast line of Grady Street (a public street) and in the northwest line of said Block 4A for the northerly west corner of this tract and same for the called 3.108 acres tract and being the north corner of a 0.833 acre tract of land described in Volume 1575, Page 159, OPRNCT, and said steel pipe found bears N 47° 09' 06" E, 150.00 feet from a 1" steel pipe found for the west corner of said Block 4A; (with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6719736.153, Easting = 2522173.225);

THENCE N 47° 09' 06" E, 162.75 feet (Deed - N 45° 46' 28" E, 163.00') along the northwest line of the 3.108 acres tract and Block 4A and same for this tract and along the southeast line of Grady Street and F.M. 55 to a 1/2" steel rod found for the north corner of this tract and same for the aforesaid called 3.108 acres tract and being the west corner of a 0.677 acre tract (by calculation) of land described in Volume 1024, page 373, OPRNCT;

THENCE S 43° 42' 56" E, (Deed - S 45° 07' 29" E, 390.62 feet) along the northerly northeast line of the aforesaid 3.108 acres tract and same for this tract and along the southwest line of the 0.677 acre tract at approximately 301 feet pass the south corner of the 0.677 acre tract and the southerly west corner of a 0.245 acre tract (by calculation) of land described in Volume 714, Page 95, DRNCT, continuing along the northeast line of the 0.245 acre tract, in all, 390.95 feet to a 1" steel pipe found in the southeast line of Block 4A for an east corner of this tract and same for the said 3.108 acres tract and being the south corner of the 0.245 acre tract and being in the northwest line of a 0.587 acre tract (by calculation) of land described in Instrument No. 2015-8502, OPRNCT;

THENCE S 43° 34' 09" W, 64.99 feet (Deed - S 41° 44' 38" W, 65.88 feet) along the southeast line of this tract and same for said Block 4A and along a southeast line of the 3.108 acres tract and along a northwest line of the 0.587 acre tract to a 1/2" steel rod set for an inset corner of the 3.108 acres tract and same for this tract and being the west corner of the 0.587 acre tract;

THENCE S 32° 42' 38" E, 225.00 feet (Deed - S 33° 26' 17" E, 83 feet) along the southerly northeast line of this tract and same for the said 3.108 acres tract and through Lots 1,2 and into Lot 3 of Block 4 of said addition and along the southwest lines of the 0.587 acres tract, a 0.46 acre tract described in Volume 1545, Page 386, OPRNCT, and a 0.491 acre tract of land described in Volume 1717, Page 144, OPRNCT, to a 1/2" steel pipe found for the southerly east corner of this tract and same for the aforesaid 3.108 acres tract and being a north corner of a 0.735 acre tract of land now or formerly owned by Thurman McGraw;

THENCE S 51° 52' 21" W, 205.39 feet (Deed - S 51° 11' 51" W, 204.17 feet) along the southerly southeast line of the 3.108 acres tract and same for this tract and along the northwest line of the 0.735 acre tract to a 1/2" steel rod set in the northeast line of Atkinson Street (a city street) for the south corner of this tract and same for the said 3.108 acres tract and being the south corner of Lot 2 and the west corner of Lot 3 and being in the southwest line of Block 4;

THENCE N 43° 34' 04" W, 355.96 feet (Deed - N 45° 00' 00" W, 355.08 feet) along the southwest line of Lot 2 and Lot 1 of Block 4 and Block 4A and same for the aforesaid 3.108 acres tract and along the northeast line of Atkinson Street to a 1/2" steel pipe found for the southerly west corner of the 3.108 acres tract and same for this tract and being the south corner of the previously mentioned 0.833 acre tract;

THENCE N 46° 35' 03" E, 151.63 feet (Deed - N 45° 32' 59" E, 150.00 feet) along a southerly northwest line of the 3.108 acres tract and same for this tract and along the southeast line of the 0.833 acre tract to a 1/2" steel rod found for an inset corner of this tract and same for the said 3.108 acres tract and being the east corner of the 0.833 acre tract;

THENCE N 44° 25' 24" W, 242.21 feet (Deed - N 45° 00' 11" W, 241.62 feet) along the upper southwest line of the aforesaid 3.108 acres tract and same for this tract and along the northeast line of the said 0.833 acre tract to the POINT OF BEGINNING and containing approximately 3.092 acres of land.