

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: 01/07/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Morris 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 June 8, 2006 and recorded in the real property records of Morris County, TX and is recorded under Clerk's Instrument No. 1155, Book 377, Page 124 with Holly C. Keeling (grantor(s)) and Weststar Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Holly C. Keeling, securing the payment of the indebtedness in the original amount of \$60,316.00, 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 tract or parcel of land situation in the William W. Lacca Survey, A-186, Morris County, Texas; being a part of that certain Tract No. 1-154 acres described in Deed to C.W. Simpson and wife, Dorothy, recorded in Vol. 169, page 688, Deed Records of said County, and being more particularly described as follows: BEGINNING at a capped 1/2" iron rod marked "Swanner" set on the South line of a 5.00 acre tract described in Deed to Gilbert C. McClure, recorded in Vol. 298, page 814, Real Property Records of said county, and being N 00 deg. 06 min. 51 min. East – 2536.73 feet and N 88 deg. 30 min. East – 287.27 feet from the Southwest corner of said 154 acre tract; THENCE North 88 deg. 30 min. 00 sec. East generally along the fenced South line of said 5.00 acre tract – 300.00 feet to a capped 1/2" iron rod marked "Swanner" set on the centerline of a rock road, being on the end of CR 4306; THENCE in a Southerly direction along the centerline of said rock road as follows: S 11 deg. 40 min. 46 sec. East – 36.68 feet S 09 deg. 27 min. 45 sec. East – 52.75 feet, S 07 deg. 15 min. 07 sec. West – 162.91 feet, and S 01 deg. 14 min. 31 sec. West – 50.59 feet to capped 1/2" iron rod marked "Swanner" set for corner; THENCE South 88 deg. 30 min. 00 sec. West – 295.03 feet to a capped 1/2" iron rod marked "Swanner" set for corner; THENCE North 00 deg. 06 min. 51 sec. East – 300.00 feet to the place of beginning, containing 2.100 acres of land, more or less.



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.
11625 N Community House Rd
Charlotte, NC 28277

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq. or Carson Emmons Esq. or AWEST OR Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

November 1, 2024

Executed on

/s/Carson Emmons

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

November 14, 2024

Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 14, 2024 I filed at the office of the Morris County Clerk and caused to be posted at the Morris County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: November 14, 2024