

POSTED

AUG 11 2022

TIME 3:40 P
BY: [Signature]
BANDRA K. DUCKWORTH, COUNTY CLERK

7985

2651 CR 4212 HARTBUG ROAD
ORANGE, TX 77632

00000009564436

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: September 06, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST DOOR OF THE NEWTON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 14, 2007 and recorded in Document INSTRUMENT NO. 138623 real property records of NEWTON County, Texas, with DENNIS L. GUILLORY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DENNIS L. GUILLORY, securing the payment of the indebtednesses in the original principal amount of \$55,000.00, 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.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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 BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

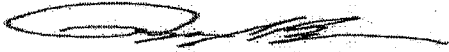
c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



NTSS00000009564436

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Ryan Bourgeois



Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/11/2022 I filed at the office of the NEWTON County Clerk and caused to be posted at the NEWTON County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 08/11/2022

EXHIBIT "A"

BEING A 0.199 ACRE TRACT OR PARCEL OF LAND OUT OF THE W.B. ELLIS SURVEY, ABSTRACT NO. 115, NEWTON COUNTY, TEXAS, ALSO BEING OUT OF AND A PART OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO JEREMY KAUFMAN, BY DEED RECORDED IN VOLUME 470 PAGE 732, OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY, NEWTON COUNTY, TEXAS, SAID 0.199 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 421, AND THE NORTHEAST CORNER OF SAID KAUFMAN TRACT;

THENCE SOUTH 26 DEG. 01 MIN. 21 SEC. EAST, ALONG AND WITH THE EAST LINE OF SAID KAUFMAN TRACT, FOR A DISTANCE OF 148.61 FEET, TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID KAUFMAN TRACT:

THENCE SOUTH 59 DEG. 10 MIN. 00 SEC. WEST, ALONG AND WITH THE SOUTH LINE OF SAID KAUFMAN TRACT, FOR A DISTANCE OF 53.38 FEET, TO A 1/2" IRON ROD SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KAUFMAN TRACT, BEARS SOUTH 59 DEG. 10 MIN. 00 SEC. WEST, A DISTANCE OF 111.20 FEET;

THENCE NORTH 30 DEG. 01 MIN. 09 SEC. WEST, FOR A DISTANCE OF 148.47 FEET, TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, 421;

THENCE NORTH 59 DEG. 30 MIN. 00 SEC. EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID C. R. 421, FOR A DISTANCE OF 63.74 FEET; TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND CONTAINING 0.199 ACRES OF LAND.