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FILED FOR RECORD  
BECKY LAMORUM  
COUNTY CLERK  
HUNT COUNTY, TEXAS

22 OCT 13 AM 10:11

*[Handwritten Signature]*  
DEPUTY

0000009392531

10143 CO ROAD NO. 2328  
TERRELL, TX 75160

**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: December 06, 2022

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

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 April 15, 2011 and recorded in Document CLERK'S FILE NO. 2011-3916 real property records of HUNT County, Texas, with GERARDO E. HINOJOSA II, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GERARDO E. HINOJOSA II, securing the payment of the indebtednesses in the original principal amount of \$151,070.00, 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



**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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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.



Israel Saucedo

**Certificate of Posting**

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

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OF LAND IN HUNT COUNTY, TEXAS AND A PART OF THE E. TURNER SURVEY, A-1029 AND BEING A PART OF THAT CALLED 22.0 ACRES CONVEYED FROM C.A. WOOD TO PHILIP A. WOOD ET UX ON JULY 13, 1970 OF RECORD IN VOLUME 715, PAGE 401 HUNT COUNTY DEED RECORDS AND BEING ALSO A PART OF THE CALLED 50 ACRES CONVEYED FROM JULIA A. LYNCH ET AL TO C.A. WOOD OF RECORD IN VOLUME 447, PAGE 489 HUNT COUNTY DEED RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF A COUNTY ROAD, SAID POINT BEING THE SOUTH CORNER OF SAID 50 ACRES, A FENCE POST BEARS NORTH 45 DEGREES 37 MINUTES EAST 30 FEET FOR WITNESS;

THENCE NORTH 42 DEGREES 18 MINUTES EAST 660.00 FEET ALONG SAID COUNTY ROAD TO CORNER A FENCE POST BEARS NORTH 45 DEGREES 36 MINUTES EAST 40.00 FEET FOR WITNESS;

THENCE NORTH 45 DEGREES 36 MINUTES EAST 884.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT A 1/2 INCH STEEL ROD SET FOR CORNER;

THENCE NORTH 49 DEGREES 53 MINUTES WEST 524.83 FEET TO CORNER ON THE NORTHWEST LINE OF SAID 22.00 ACRES, A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 46 DEGREES 03 MINUTES 20 SECONDS EAST 479.91 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 43 DEGREES 39 MINUTES 20 SECONDS EAST, 518.66 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 45 DEGREES 36 MINUTES WEST (REFERENCE) 423.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.39 ACRES OF LAND, MORE OR LESS.