

105 EAST LAURA AVEN
QUINLAN, TX 75474

0000009830373

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: October 03, 2023

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 November 19, 2003 and recorded in Document VOLUME 1118, PAGE 62 real property records of HUNT County, Texas, with GARY DWAIN CANNON AND CHRIS ELAINE CANNON HUSBAND AND WIFE, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GARY DWAIN CANNON AND CHRIS ELAINE CANNON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$101,065.00, 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

FILED FOR RECORD
at 8:07 o'clock AM

AUG 25 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinoja*



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, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS whose address is c/o 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.

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Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-25-23 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: Randy Daniel

Date: 8-25-23

EXHIBIT "A"

ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ISAAC HAMBY SURVEY, ABTRACT NO. 418, CITY OF QUINLAN HUNT COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED FROM JOE W. RENSHAW, ET UX, TO C. J. CAGLE, ET UX, AS RECORDED IN VOLUME 614, PAGE 550 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD WITH CAP STAMPED "STOVALL AND ASSOC." SET (HEREINAFTER CALLED ½" IRON ROD SET) FOR CORNER AT THE NORTHEAST CORNER OF SAID CAGLE TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 BLOCK D OF TERRELL ADDITION, AN ADDITION TO THE CITY OF QUINLAN, RECORDED IN VOL. 105, PAGE 68 OF THE D.R.H.C.T. AND ALSO BEING IN THE SOUTH LINE OF LAURA AVENUE;

THENCE S 03 DEG. 22 MIN. 23 SEC. W WITH THE WEST LINE OF SAID ADDITION, A DISTANCE OF 136.32 FEET TO A 1/2 IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED FROM CLIFTON S. DUNN, ET AL, TO JOHN C. LYBRAND AS RECORDED IN VOL. 760, PG. 864 OF THE D.R.H.C.T.;

THENCE S 86 DEG. 37 MIN. 37 SEC. W WITH THE NORTH LINE OF SAID LYBRAND TRACT, PASSING A ½" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." FOUND AT THE NORTHWEST CORNER OF SAID LYBRAND TRACT AT A DISTANCE OF 10.75 FEET, AND CONTINUING WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED FROM MRS. LOIS MILNER TO QUNLAN INDEPENDENT SCHOOL DISTRICT AS RECORDED IN COUNTY CLERK NUMBER 2146 AND FILED OF RECORD ON APRIL 29, 1954 IN THE D.R.H.C.T., FOR A TOTAL DISTANCE OF 150.00 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N. 03 DEG. 22 MIN. 23 SEC. E A DISTANCE OF 135.00 FEET TO A ½" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID AVENUE;

THENCE S 87 DEG. 05 MIN. 54 SEC. E WITH THE SOUTH LINE OF SAID AVENUE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.467 ACRES OF LAND.