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635 ANGELA LANE
GREENVILLE, TX 75402

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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: January 02, 2024
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 October 26, 2009 and recorded in Document INSTRUMENT NO. 2009-14214 real property records of HUNT County, Texas, with KEITH L. PUTMAN AND STEPHANIE D. PUTMAN, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KEITH L. PUTMAN AND STEPHANIE D. PUTMAN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$417,000.00, 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

FILED FOR RECORD
at 11:41 o'clock A M

NOV 30 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



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 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 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 11/20/23 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: 11/20/23

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HUNT

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE VAN LOFTON SURVEY, ABSTRACT NO. 607, HUNT COUNTY, TEXAS, AND BEING ALL OF A 4.753 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM DAVID DIGGS AND HOLLY DIGGS TO KEITH L. PUTMAN AND STEPHANIE D. PUTMAN, DATED FEBRUARY 28, 2008 AND BEING RECORDED IN VOLUME 1724, PAGE 625 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE CENTER OF A 60 FOOT ACCESS AND UTILITY EASEMENT, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID 4.753 ACRES TRACT AND AT THE SOUTHWEST CORNER OF A 5.327 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM JAMES D. MILLER, ET AL TO PETER J. OPPER AND LARRISA L. OPPER, DATED MARCH 30, 1999 AND BEING RECORDED IN VOLUME 556, PAGE 469 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS:

THENCE N. 89 DEG. 35 MIN. 32 SEC. W., AT 30.47 FEET PASS A 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 402.46 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 4.753 ACRES TRACT AND AT THE SOUTHEAST CORNER OF A 2.50 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED FROM MICHAEL A. SUNDEFEN AND EMILY A. SUNDEFEN TO DENNIS WOOD AND KATE WOOD, DATED JANUARY 23, 2004 AND BEING RECORDED IN VOLUME 1119, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS:

THENCE N. 01 DEG. 59 MIN. 49 SEC. W. (CONTROLLING BEARING LINE), AT 556.17 FEET PASS A 1/2" IRON ROD FOUND FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 586.21 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE CENTER OF A 60 FOOT ACCESS AND UTILITY EASEMENT FOR ANGELA LANE:

THENCE N. 89 DEG. 34 MIN. 09 SEC. E. ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 270.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS S. 34 DEG. 40 MIN. 35 SEC. W., 36.70 FEET:

THENCE S. 20 DEG. 19 MIN. 52 SEC. E. ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 295.66 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND FOR WITNESS BEARS S. 75 DEG. 26 MIN. 57 SEC. W., 30.22 FEET:

THENCE S. 08 DEG. 59 MIN. 56 SEC. E. ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 317.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.76 ACRES OF LAND.