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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

#70

2023 NOV 30 AM 10:33

5612 FM HIGHWAY 67
ITASCA, TX 76055

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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: February 06, 2024

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

Place: THE EAST DOOR OF THE HILL 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 May 15, 2013 and recorded in Document INSTRUMENT NO. 00058921 real property records of HILL County, Texas, with ZEFERINO DIAZ AND WIFE, SANDRA DIAZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZEFERINO DIAZ AND WIFE, SANDRA DIAZ, securing the payment of the indebtednesses in the original principal amount of \$83,460.00, 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, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HILL

EXHIBIT "A"

FIELD NOTES FOR THE SURVEY OF A CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE ANTHONY MERRIMAN SURVEY A-595 IN HILL COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 97.09 ACRE TRACT DESCRIBED IN A DEED FROM ABILENE CHRISTIAN UNIVERSITY TO TRIPLE H. LAND, LTD. RECORDED IN VOLUME 1014, PAGE 733 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM TRIPLE H. LAND, LTD. TO WILLIE JACKSON, JR. RECORDED IN VOLUME 1169, PAGE 537 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST LINE OF F.M. HIGHWAY 67 AND IN THE EAST LINE OF SAID 97.09 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS, SAID ROD BEING S30°35'59"E 787.59 FEET FROM A 1/2" IRON ROD FOUND NEAR A FENCE CORNER AT THE INTERSECTION OF THE SOUTH LINE OF THE MCKINNEY AND WILLIAMS SURVEY A-667 AND THE MOST WESTERLY NORTH LINE OF SAID MERRIMAN SURVEY WITH THE WEST LINE OF F. M. HIGHWAY 67 FOR THE NORTHEAST CORNER OF SAID 97.09 ACRE TRACT:

THENCE WITH THE WEST LINE OF F. M. HIGHWAY 67, S30°36'46"E 76.56 FEET TO A 5/8" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE HAVING A RADIUS OF 369.20 FEET, S14°50'25"W FOR A CHORD DISTANCE OF 525.89 FEET, AN ARC DISTANCE OF 585.28 FEET, TO A 5/8" IRON ROD FOUND FOR THE END OF SAID CURVE;

THENCE WITH THE NORTH LINE OF F. M. HIGHWAY 67 AND WITH THE SOUTH LINE OF SAID 97.09 ACRE TRACT, S60°23'16"W 56.65 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN 7.00 ACRE TRACT DESCRIBED IN A DEED TO DOUGLAS W. WILLIAMS RECORDED IN VOLUME 1731, PAGE 562 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY AND FOR THE SOUTHWEST CORNER OF THIS;

THENCE WITH THE EAST LINE OF SAID WILLIAMS TRACT, N30°26'52"W 444.32 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS;

THENCE N59°21'58"E 430.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.733 ACRES OF LAND.