

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 03, 2024

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

Place: THE NORTHEAST CORNER OF THE LEE COUNTY COURTHOUSE 200 S. MAIN, GIDDINGS, TX 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 September 16, 2003 and recorded in Document VOLUME 0927, PAGE 531 real property records of LEE County, Texas, with LEE ARTHUR MAYBERRY AND VERNON C GUYTON MAYBERRY, MARRIED, grantor(s) and WELLS FARGO HOME MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEE ARTHUR MAYBERRY AND VERNON C GUYTON MAYBERRY, MARRIED, securing the payment of the indebtednesses in the original principal amount of \$52,000.00, 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 AND RECORDED

JUL 18 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS



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 JOHN LATHAM, TOBEY LATHAM, OR MICHAEL LATHAM 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 LEE County Clerk and caused to be posted at the LEE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

FILED AND RECORDED

JUL 18 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

00000010161339

LEE



BEING A 1.21 ACRE TRACT OF LAND, BEING PART OF THE B.M. HATFIELD SURVEY, ABSTRACT 11 OF LEE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT AS CONVEYED TO VERNON C. MAYBERRY AND HUSBAND, LEE ARTHUR MAYBERRY AS RECORDED IN VOLUME 558, PAGE 524 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHWEST LINE OF FARM TO MARKET ROAD 180 FOR THE SOUTH CORNER OF A GENEVA BURNS TRACT (VOLUME 820, PAGE 663) AND FOR THE EAST CORNER HEREOF;

THENCE WITH THE NORTHWEST LINE OF FARM TO MARKET ROAD 180 SOUTH 33 DEG. 06 MIN. 00 SEC. WEST 140.70 FEET TO A 1/2" IRON ROD SET FOR THE EAST CORNER OF LOT 3 OF A PLAT RECORDED IN VOLUME 558, PAGE 528 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS AND FOR THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF LOT 3 NORTH 35 DEG. 16 MIN. 00 SEC. WEST 430.68 FEET TO A 1/2" IRON ROD SET IN THE SOUTHEAST LINE OF A DOROTHY LEHMAN TRACT (VOLUME 55, PAGE 258, PROBATE RECORDS OF LEE COUNTY, TEXAS) FOR THE NORTH CORNER OF LOT 3 AND THE WEST CORNER HEREOF;

THENCE WITH THE SOUTHEAST LINE OF THE LEHMAN TRACT AND THE SOUTHEAST LINE OF A CONNIE KYLE TRACT (VOLUME 909, PAGE 444) NORTH 54 DEG. 46 MIN. 52 SEC. EAST 130.33 FEET TO A 1/2 IRON ROD FOUND FOR THE WEST CORNER OF THE BURNS TRACT AND THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF THE BURNS TRACT SOUTH 35 DEG. 20 MIN. 08 SEC. EAST 378.70 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.21 ACRES OF LAND.

REFERENCE IS HEREBY MADE TO A SURVEY PLAT, ATTACHED HERETO AND MADE A PART HEREOF.

FILED AND RECORDED

JUL 18 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS