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2021 JUL 15 AM 11:18

Edith A. ...
COUNTY CLERK
HAYS COUNTY, TEXAS
00000007021785

557 SAMPSON
KYLE, TX 78640

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 07, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL. 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 April 27, 2005 and recorded in Document VOLUME 2681, PAGE 318; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 2014-14028119 AND IN CLERK'S FILE NO. 17008421 real property records of HAYS County, Texas, with BRAD HORST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BRAD HORST, securing the payment of the indebtednesses in the original principal amount of \$87,162.00, 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



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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 MICHAEL LATHAM, TOBEY LATHAM, JOHN LATHAM, BRETT ADAMS, DAVID ACKEL, TRAVIS KADDATZ, SARA EDGINGTON, LOGAN THOMAS, COLETTE MAYERS, STEPHEN MAYERS, AARTI PATEL, EVAN PRESS, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, CLAY GOLDEN, MARYNA DANIELIAN, SCOTT SWENSON, CORIN JOHNSON, AARON JOHNSON, TRENT DAVIS 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 HAYS County Clerk and caused to be posted at the HAYS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HAYS



LOT 12, BLOCK "GG", PLUM CREEK PHASE I, SECTION 2G, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGES 15-17 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.