

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: 12/05/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 pm and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Caldwell County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/30/2003 and recorded in the real property records of Caldwell County, TX and is recorded under Clerk's File/Instrument Number 035904, Book 356, Page 235 with Robert Ellison (grantor(s)) and Franklin American Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Robert Ellison, securing the payment of the indebtedness in the original amount of \$96,480.00, 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. BEING all of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey, A-17, and being also all of a tract of land conveyed to Leon Hudspeth erroneously described in Volume 62 at the Page 20 of the Deed Records of Caldwell County, Texas and being also all in tract of land conveyed to L. H. Hudspeth by deed recorded in Volume 58 at Page 525 of the said Deed Records and being a part of May Street abandoned by the City of Lockhart as set out in Ordinance No. 01-15 and being more particularly described as follows:

Beginning at a 1/2" iron pin set in the West line of Pecos Street and in the SE corner of the above mentioned Volume 58 at Page 525 and in the NE Corner of a tract of land conveyed to Leonard Johnson by deed recorded in Volume 219 at page 34 of the said Deed Records for the SE corner this tract and from which point a 1/2" iron pin found used for basis of bearing bears S 12 deg. 12 min. 33 sec. E 50.04 feet and also from the said 1/2" iron pin found a second 1/2" iron pin found used for basis of bearing bears 80 deg. 00 min. 00 sec. W 138.92 feet.

THENCE S 80 deg. 00 min. 00 sec. W with the South line of the said Volume 58 Page 525 and the North line of the above mentioned Johnson tract at 138.92 feet pass the SW corner of the said Volume 58 Page 525 and continue entering the said ROW at May Street for a total distance of 161.81 feet at a 1/2" iron pin set for the SW corner this tract.

THENCE N 11 deg. 18 min. 26 sec. W with the centerline of May Street 189.45 feet to a 1/2" iron pin set in the South line of a tract of land designated as Second Tract and conveyed to Albert Contreras by deed recorded in Volume 193 Page 702 of the Official Records of Caldwell County, Texas for the NW corner this tract and from which point a 1" iron pipe found marking the apparent SW corner of the above mentioned Second Tract bears S 80 deg. 00 min. 00 sec. W 3.17 feet.

Filed this 20th day of Oct 2023
11:56 PM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Jana Alexander Deputy



THENCE N 80 deg. 00 min. 00 sec. E with the South line of the said Contreras tract at 19.91 feet pass the NW corner of the above mentioned Volume 62 Page 20 and continue with the North line of the said Volume 62 Page for a total distance of 158.83 feet to a 1/2" iron pin set in the NE corner of the said Volume 62 Page 20 and the West line of Pecos Street for the NE corner this tract.

THENCE S 12 deg. 12 min. 33 sec. E with the West line of Pecos Street and the East lines of the said Volume 62 Page 20 and the said Volume 58 Page 525 189.54 feet to the place of beginning containing 0.697 acres of land, more or less.

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 §51.002, 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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sharlet Watts

SUBSTITUTE TRUSTEE

Sharlet Watts, Angela Zavala, Michelle Jones, Jennyfer Sakiewicz OR AUCTION.COM OR Kirk Schwartz, Candace Sissac c/o Alberteli Law, 2201 W Royal Lane , Suite 200 Irving, TX 75038

STATE OF Texas
COUNTY OF Caldwell

Before me, the undersigned authority, on this day personally appeared Sharlet Watts as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of October, 2023.

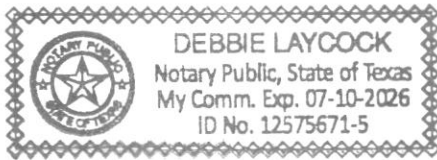
[Signature]

NOTARY PUBLIC in and for

Caldwell COUNTY

My commission expires:

Print Name of Notary: Debbie Laycock



CERTIFICATE OF POSTING

My name is Sharlet Watts, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Oct. 26, 2023 I filed at the office of the Caldwell County Clerk and caused to be posted at the Caldwell County courthouse this notice of sale.

Sharlet Watts

Declarants Name: Sharlet Watts

Date: Oct. 26, 2023