

1525 Old Highway 418, Silsbee, TX 77656

FILED FOR RECORD

24-006825  
2024 APR -4 PM 1:07

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

GONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *Christy King*

**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: 05/07/2024

Time: Between 10:00 AM – 1:00 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 Hardin 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 03/20/2017 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's File/Instrument Number 2017-73086, with Wendy S. Sanchez and Leonard J. Sanchez (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Wendy S. Sanchez and Leonard J. Sanchez, securing the payment of the indebtedness in the original amount of \$108,464.00, 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.** 1.0000 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF BLOCK 8 HOUSTON OIL COMPANY OF TEXAS, ADDITION NO. 1 TO THE SANTA FE TOWNSITE OF SILSBEE VOLUME 1, PAGE 245, PLAT RECORDS HARDIN COUNTY, TEXAS.

BEING A 1.0000 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND PART OF BLOCK 8 OF THE HOUSTON OIL COMPANY OF TEXAS, ADDITION NO. 1 TO THE SANTA FE TOWNSITE OF SILSBEE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 245, PLAT RECORDS, HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF THAT CERTAIN CALLED 5 ACRES AS CONVEYED BY MATT SHOPTAW, ET UX. TO B.E. BALL AS RECORDED IN VOLUME 97, PAGE 421, DEED RECORDS, HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF THAT CERTAIN CALLED 1.498 ACRE TRACT OF LAND AS CONVEYED BY FRANK L. ROBERTS TO E.M. SWEARINGEN AND WIFE, SANDRA K SWEARINGEN AS RECORDED IN VOLUME 857, PAGE 52, DEED RECORDS, HARDIN COUNTY, TEXAS, SAID 1.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE SAID 1.498 ACRE SWEARINGEN TRACT, SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 418 AS SOUTH 65°00'00" EAST AS RECORDED IN THE ABOVE REFERENCED DEED RECORDED IN VOLUME 857, PAGE 52, DEED RECORDS, HARDIN COUNTY, TEXAS.

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID 1.498 ACRE SWEARINGEN TRACT, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.738 ACRE TRACT OF LAND AS CONVEYED BY CECIL C. SHEFFIELD, ET AL. TO W.L. ALLEN AND WIFE, JO AGNES ALLEN AS RECORDED IN VOLUME 571, PAGE 297, DEED RECORDS, HARDIN COUNTY, TEXAS AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 418;



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THENCE SOUTH 65°00'00" EAST, ALONG AND WITH THE NORTH LINE OF THE SAID 1.498 ACRE SWEARINGEN TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 418, FOR A DISTANCE OF 23.91 FEET TO A 5/8" IRON ROD SET FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 65°00'00" EAST, CONTINUING ALONG AND WITH THE NORTH LINE OF THE SAID 1.498 ACRE SWEARINGEN TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF OLD HIGHWAY 418, FOR A DISTANCE OF 134.40 FEET TO 1 1/2" IRON PIPE FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE SAID 1.498 ACRE SWEARINGEN TRACT AND BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 1.518 ACRE TRACT OF LAND AS CONVEYED BY RALEIGH OLIVER JACKSON JR. AND WIFE, SUSIE JEANETTE JACKSON TO SIDNEY L. DAUPHIN AND WIFE, CHARLINE DAUPHIN AS RECORDED IN VOLUME 552, PAGE 183, DEED RECORDS, HARDIN COUNTY, TEXAS;

THENCE SOUTH 27°07'00" WEST, ALONG AND WITH THE EAST LINE OF THE SAID 1.498 SWEARINGEN TRACT AND THE WEST LINE OF THE SAID 1.518 ACRE DAUPHIN TRACT, FOR A DISTANCE OF 324.33 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 65°00'00" WEST, PARALLEL TO THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, FOR A DISTANCE OF 134.40 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 27°07'00" EAST, PARALLEL TO THE EAST LINE OF THE TRACT HEREIN DESCRIBED, FOR A DISTANCE OF 324.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0000 ACRES, 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

Keata Smith  
**SUBSTITUTE TRUSTEE**  
Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks OR AUCTION.COM OR Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Kyle Barclay, OR Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF Texas  
COUNTY OF Orange

Before me, the undersigned authority, on this day personally appeared Keata Smith, 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 4 day of March, 2024.



Kellie Barfield  
NOTARY PUBLIC in and for  
Orange COUNTY  
My commission expires: 7-13-27  
Print Name of Notary:  
Kellie Barfield

**CERTIFICATE OF POSTING**

My name is Keata Smith, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4-4-2024 I filed at the office of the Hardin County Clerk and caused to be posted at the Hardin County courthouse this notice of sale.

Keata Smith  
Declarants Name: Keata Smith  
Date: 4-4-2024