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NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/11/2010

Grantor(s)/Mortgagor(s):
ERIC S. ANGELO AND SPOUSE, STEPHANIE R. ANGELO

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PATRIOT BANK MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 1787
Page: 0175
Instrument No: 2010-14915

Property County:
HARDIN

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING LOT FIVE (5), IN BLOCK ONE (1) OF EMERY ESTATES, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 170, PLAT RECORDS OF SAID COUNTY AND STATE.

Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Kyle Barclay
Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Stephanie Kohler, Cary Corenblum, Luci Fuller, Mariel Marroquin, Kristopher Holub, Catrena Ward, Julian Perrine, Kristie Alvarez, Kinney Lester, Tommy Jackson, Ron Harmon, Margie Allen or Kyle Barclay or Tommy Jackson or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
2019 JUN 27 AM 10:09
GLENDA ALSTON
COUNTY CLERK
HARDIN COUNTY TEXAS
BY *[Signature]*

MH File Number: TX-19-73113-POS
Loan Type: Conventional Residential