

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/4/2006	Grantor(s)/Mortgagor(s): CHRISTOPHER YELLOTT AND SPOUSE, LOIS YELLOTT
Original Beneficiary/Mortgagee: HOUSTONIAN MORTGAGE GROUP, INC. DBA WESTIN MORTGAGE GROUP	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 1537 Page: 177 Instrument No: 2006-198	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
Date of Sale: 1/2/2024	Earliest Time Sale Will Begin: 11:00 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.	

FILED FOR RECORD
2023 OCT 26 PM 4:44
HARDIN COUNTY CLERK
BY *Betty Johnson*

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Keata Smith or Stephanie Hernandez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.

Dated: 10/23/2023

Thuy Frazier

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: 10/26/2023

Margie Allen

Printed Name:

Margie Allen

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

1.00 ACRE TRACT

CHARLES BUSH SURVEY

ABSTRACT NUMBER 126

HARDIN COUNTY, TEXAS

Being a tract or parcel containing 1.00 acres of land out of and a part of the Charles Bush Survey, Abstract Number 126, Hardin County, Texas, and being that same 1.00 acre tract recorded in Volume 1025, Page 815, Official Public Records of Hardin County, Texas, and also being known as Lot 45 and Lot 46 of unrecorded Little Big Horn Addition, in Hardin County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the intersection of the South right-of-way line of a public road known as Last Stand Lane and the West right-of-way line of a public road known as Little Big Horn;

THENCE, North 89 deg. 50 min. 57 sec. West, along the South right-of-way line of said Last Stand Lane for a distance of 160.00 feet to a 1/2-inch iron rod found at the Northeast corner of a 1.00 acre tract recorded in Volume 637, Page 85, Deed Records of Hardin County, Texas;

THENCE, South 00 deg. 29 min. 43 sec. East, (basis of bearings) along the East line of said 1.00 acre tract for a distance of 272.04 feet to a 1/2-inch iron rod found in the North line of a 16.35 acre tract recorded in Volume 792, Page 515, Deed Records of Hardin County, Texas, also being the Southeast corner of said 1.00 acre tract;

THENCE, South 89 deg. 51 min. 54 sec. East, along the North line of said 16.35 acre tract for a distance of 160.01 feet to a 1/2-inch iron rod found in the West right-of-way line of said Little Big Horn;

THENCE, North 00 deg. 29 min. 48 sec. West, along the West right-of-way line of said Little Big Horn for a distance of 272.00 feet to the POINT OF BEGINNING and containing 1.00 acres of land.