

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: 03/03/2020
Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Milam 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 12/21/1998 and recorded in the real property records of Milam County, TX and is recorded under Clerk's File/Instrument Number, 788, Page 820, with Carol S. Caldwell (grantor(s)) and Norwest Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Carol S. Caldwell, securing the payment of the indebtedness in the original amount of \$50,800.00, 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 A 1.53 ACRE TRACT OF LAND OUT OF THE J. J. LIENDO SURVEY, A.31, MILAM COUNTY, TEXAS, AND BEING ALL OF LOTS 5-16, ALL OF LOTS X AND W, THE NORTH 25 FEET OF LOT 4, AND THE NORTH 10 FEET OF LOT 17, BLOCK 12, ACCORDING TO A PLAT OF RECORD IN VOLUME 28, PAGE 592-593, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED AS SECOND TRACT AND THIRD TRACT IN A DEED TO JIM F. ELLIOTT, ET UX, RECORDED IN VOLUME 402, PAGE 84, OF THE DEED RECORDS OF MILAM COUNTY, TEXAS, SAID 1.53 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED BLOCK 12, LOCATED IN THE EAST LINE OF ELLIOTT STREET AT IT INTERSECTION WITH THE SOUTH LINE OF E FRONT STREET FOR THE NORTHWEST CORNER OF THIS;

THENCE ALONG SAID SOUTH LINE SAME BEING THE NORTH LINE OF BLOCK 12, NORTH 75 DEGREES 00 MINUTES 00 SECONDS EAST - 270.00 FEET, (PLAT BEARING NORTH 75 DEGREES EAST) TO A 1/2" IRON ROD SET BY A CORNER POST IN THE WEST LINE OF BROADWAY STREET FOR THE NORTHEAST CORNER OF THIS:

Filed 30 day of Jun
in 2020, At 3:10 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy



THENCE ALONG SAID WEST LINE, SAME BEING THE EAST LINE OF BLOCK 12, AND ALONG A WIRE FENCE, SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST -225.00 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS:

THENCE DEPARTING SAID STREET AND 5 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 4, SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST - 135.00 FEET TO A 1/2" IRON ROD SET FOR AN ALL CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID LOT 16 AND 17, AND ALONG A CHAIN LINK FENCE LINE, SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST - 45.00 FEET TO A 1/2" IRON ROD SET FOR AN ALL CORNER OF THIS;

THENCE 10 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 17, SOUTH 75 DEGREES 00 MINUTES 00 SECONDS WEST - 135.00 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE OF ELLIOTT STREET IN A WIRE FENCE LINE, FOR THE SOUTHWEST CORNER OF THIS:

THENCE ALONG SAID EAST LINE, SAME BEING THE WEST LINE OF BLOCK 12, AND ALONG A FENCE LINE PART WAY, NORTH 15 DEGREES 00 MINUTES 00 SECONDS WEST - 270.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.53 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

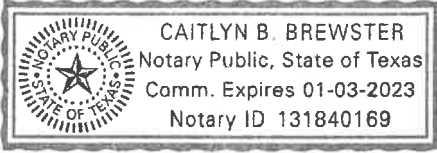
Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, 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 30 day of January, 2020.

Caityln Brewster
NOTARY PUBLIC in and for
Brazos COUNTY
My commission expires: 01/03/2023
Print Name of Notary:
Caityln Brewster



CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 1-30-2020 I filed at the office of the Milam County Clerk and caused to be posted at the Milam County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 1-30-2020