

3548 N State Hwy 19, Emory, TX 75440

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: 1/07/2020

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Rains 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 12/15/2003 and recorded in the real property records of Rains County, TX and is recorded under Clerk's File/Instrument Number, 433, Page 6, with Rick D. Geraldson and Shirley A. Geraldson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for American State Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rick D. Geraldson and Shirley A. Geraldson, securing the payment of the indebtedness in the original amount of \$33,250.00, 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 1.817 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE GEORGE RITTER SURVEY, ABSTRACT NO. 189, RAINS COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.86 ACRE TRACT DESCRIBED IN A DEED FROM GEORGE DISMAN AND WIFE, MARGIE DISMAN TO EROL E. TAYLOR AND WIFE, MARGUERITE O. TAYLOR AS RECORDED IN VOLUME 141, PAGE 550, RAINS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 1.86 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 1/2 ACRE TRACT DESCRIBED IN A DEED TO SMITH AS RECORDED IN VOLUME 270, PAGE 239, RAINS COUNTY REAL RECORDS, AND ON THE SOUTH LINE OF COUNTY ROAD NO. 3025 AND ON THE EAST LINE OF STATE HIGHWAY NO. 19, FOR A CORNER;

THENCE SOUTH 81 DEGREES 12 MINUTES 00 SECONDS EAST (DIRECTIONAL CONTROL LINE) ALONG THE NORTH LINE OF SAID 1.86 ACRE TRACT AND THE SOUTH LINES OF SAID 1/2 ACRE TRACT AND A CALLED 26 ACRE TRACT DESCRIBED IN A DEED TO JACKSON AS RECORDED IN VOLUME 22, PAGE 263, RAINS COUNTY DEED OF TRUST RECORDS, A DISTANCE OF 224.96 FEET TO A 1/2 INCH IRON ROD SET AT A FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 1.86



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FILED FOR RECORD
2019 DEC 12 PM 1:00
19-024813
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY, TEXAS
BY: [Signature]

ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 37.2 ACRE TRACT DESCRIBED IN A DEED TO GILBERT AS RECORDED IN VOLUME 101, PAGE 36, RAINS COUNTY DEED RECORDS, FOR A CORNER;

THENCE SOUTH 01 DEGREES 43 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID 1.86 ACRE TRACT AND THE WEST LINE OF SAID 37.2 ACRE TRACT A DISTANCE OF 350.16 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 1.86 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 3.542 ACRE TRACT DESCRIBED IN A DEED TO ROBINSON AS RECORDED IN VOLUME 390, PAGE 738, RAINS COUNTY REAL RECORDS, FOR A CORNER;

THENCE NORTH 66 DEGREES 17 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID 1.86 ACRE TRACT AND THE NORTH LINE OF SAID 3.542 ACRE TRACT A DISTANCE OF 319.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 1.86 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 3.542 ACRE TRACT AND ON THE EAST LINE OF SAID STATE HIGHWAY NO. 19 AND BEING IN A CURVE TO THE LEFT, FOR A CORNER, FROM WHICH POINT A 1/2 INCH IRON ROD FOUND BEARS NORTH 66 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 2.10 FEET, FOR A REFERENCE;

THENCE ALONG THE WEST LINE OF SAID 1.86 ACRE TRACT AND THE EAST LINE OF SAID STATE HIGHWAY NO. 19 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1970.08 FEET, AN ARC LENGTH OF 263.08 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 13 DEGREES 01 MINUTES 02 SECONDS EAST A DISTANCE OF 262.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.817 ACRES OF LAND.

THE ABOVE FIELD NOTES WERE PREPARED FROM AN ACTUAL ON THE GROUND SURVEY MADE UNDER THE DIRECTION AND SUPERVISION OF DANNY W. BEASLEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4915 DATED DECEMBER 9, 2003

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

Harriett Fletcher

SUBSTITUTE TRUSTEE

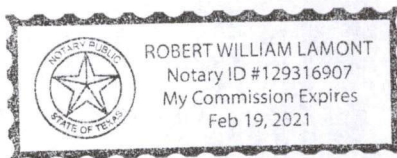
12-12-19

Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Harriett Fletcher, 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 12 day of December, 2019.



Robert William LaMont

NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: Feb-19, 2021
Print Name of Notary:
Robert William LaMont

CERTIFICATE OF POSTING

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

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Declarants Name: _____
Date: _____