

1529 Oakridge Road , Weimar, TX 78962

FILED FOR RECORD
COLORADO COUNTY, TX

2019 MAR -8 19-003336 PM 4:50

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

KIMBERLY MENKE
COUNTY CLERK

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: 04/02/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Colorado 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 02/24/2003 and recorded in the real property records of Colorado County, TX and is recorded under Clerk's File/Instrument Number, Vol. 429, Page 853, with Stacy Belcher (grantor(s)) and Mortgage Electronic Registration Systems, Inc, as nominee for AMCAP Mortgage, LTD mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Stacy Belcher, securing the payment of the indebtedness in the original amount of \$120,595.00, 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 TRACT OR PARCEL CONTAINING 15.287 ACRES OF LAND SITUATED IN COLORADO COUNTY, TEXAS AND BEING ALL OF TRACT 3 IN SECTION 5 OF THE OAKRIDGE RANCH SUBDIVISION ACCORDING TO THE SUBDIVISION PLAT RECORDED IN SLIDE 78, COLORADO COUNTY PLAT RECORDS; ALSO BEING THAT SAME LAND DESCRIBED IN DEED DATED DECEMBER 31, 1998 FROM SABINE INVESTMENT COMPANY OF TEXAS, INC. TO RICK D. ROBERTS AND KELLY S. ROBERTS, RECORDED IN VOLUME 295, PAGE 49, COLORADO COUNTY OFFICIAL RECORDS. SAID 15.287 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF TRACT 3, LOCATED IN THE CENTER OF OAKRIDGE ROAD, BEING THE WEST CORNER OF TRACT 4 AND FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID ROAD BEARS S 40° 28' 08" E A DISTANCE OF 30.00 FEET;

THENCE ALONG THE COMMON BOUNDARY BETWEEN TRACT 3 AND TRACT 4, S 40° 28' 08" E (BASIS OF BEARING - RECORD PLAT CALL), AT 30.00 FEET PASSING SAID REFERENCE POINT, CONTINUING A TOTAL DISTANCE OF 1404.45 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF TRACT 5 FOR THE MOST EASTERLY CORNER OF TRACT 3 AND FOR THE SOUTH CORNER OF TRACT 4;



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THENCE ALONG A PORTION OF THE EAST LINE OF TRACT 5, S 07° 28' 22" W A DISTANCE OF 357.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHEAST CORNER OF TRACT 3, BEING THE SOUTHWEST CORNER OF TRACT 5 AND BEING ON THE NORTH LINE OF A 393.75 ACRE TRACT AS SHOWN ON A PARTITION PLAT OF THE AMELIE MILLER ESTATE, RECORDED IN THE C & M RECORDS OF COLORADO COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF THE AMELIE MILLER TRACT, N 88° 50' 30" W A DISTANCE OF 282.15 FEET TO A 1/2 " IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 3 AND BEING THE EAST CORNER OF TRACT 2 IN SECTION 5 OF THIS SUBDIVISION;

THENCE ALONG THE NORTHEAST LINE OF TRACT 2, N 36° 42' 22" W, AT 1454.76 FEET PASSING A 1/2" IRON ROD FOUND ON THE SOUTHEAST RIGHT OF WAY LINE OF OAKRIDGE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1484.76 FEET TO A POINT IN THE CENTER OF SAID ROAD FOR THE WEST CORNER OF TRACT 3 AND FOR THE NORTH CORNER OF TRACT 2;

THENCE ALONG THE CENTERLINE OF OAKRIDGE ROAD, N 53° 22' 04" E A DISTANCE OF 379.37 FEET TO THE POINT OF BEGINNING, CONTAINING 15.287 ACRES OF LAND OF WHICH 0.262 ACRES BEING WITHIN THE MARGINS OF OAKRIDGE ROAD.

NOTES:

- (1) A SURVEY PLAT TO ACCOMPANY THIS DESCRIPTION
- (2) THE PLASTIC CAPS ON ALL SET 3/8" IRON RODS ARE STAMPED "RAU 4173"

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

Megan L. Randle

SUBSTITUTE TRUSTEE

Megan L. Randle, Ebbie Murphy
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Megan Randle, Ebbie Murphy,
Aarti Patel, Jack Burns II, Kristopher Holub, Patrick
Zwiers, Julian Perrine, Katherine Adkins, Amy
Bowman whose address is 1 Mauchly, Irvine, CA
92618

STATE OF Texas
COUNTY OF Colorado

Before me, the undersigned authority, on this day personally appeared Megan Randle, 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 8 day of March, 2019.

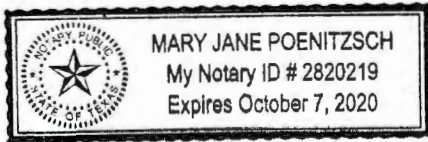
Mary Jane Poenitzsch

NOTARY PUBLIC in and for

Colorado COUNTY

My commission expires: 10-7-2020

Print Name of Notary:
Mary Jane Poenitzsch



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 Colorado County Clerk and caused to be posted at the Colorado County courthouse this notice of sale.

Declarants Name: _____

Date: _____