

1012 N CENTER ST
WEIMAR, TX 78962

FILED FOR RECORD
COLORADO COUNTY, TX
2021 AUG 26 PM 4:00

KIMBERLY MENKE
COUNTY CLERK

0000009297904

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: October 05, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 10, 2017 and recorded in Document VOLUME 848, PAGE 829 real property records of COLORADO County, Texas, with JON S DAVIDSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JON S DAVIDSON, securing the payment of the indebtednesses in the original principal amount of \$121,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


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 § 51.0025, 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:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/26/2021 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: Megan L. Randle

Date: 08/26/2021

EXHIBIT "A"

BEING A 0.3735 OF AN ACRE (16,269 SQUARE FEET) TRACT OF LAND SITUATED IN THE HENRY AUSTIN SURVEY, A-4, COLORADO COUNTY, TEXAS, BEING ALL OF A CALLED 0.3734 OF AN ACRE TRACT OF LAND CONVEYED TO B T C PROPERTIES LIMITED PARTNERSHIP AS RECORDED UNDER VOLUME 634, PAGE 851 OF THE COLORADO COUNTY DEED RECORDS (C.C.D.R.), SAID 0.3735 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BASIS OF BEARING BEING BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83, DERIVED FROM GPS OBSERVATIONS

BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF NORTH CENTER STREET (F.M. ROAD 155)(BASED ON A 70 FOOT WIDTH), FOR THE SOUTHWEST CORNER OF CALLED 0.599 OF AN ACRE TRACT CONVEYED TO ALFREDO MANZANO, JR. AS RECORDED UNDER VOLUME 788, PAGE 166 C.C.D.R, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 10' 15" EAST, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH CENTER STREET 203.79 FEET TO A 1-INCH IRON PIPE FOUND IN A WEST LINE OF A CALLED 30.00 ACRE RESIDUAL TRACT CONVEYED TO FRED P. WICK AND WIFE, ELSIE WICK AS RECORDED UNDER VOLUME 186, PAGE 3 C.C.D.R FOR THE SOUTHEAST CORNER OF THE SAID 0.599 OF AN ACRE TRACT, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEGREES 16'18" WEST, COINCIDENT WITH THE WEST LINE OF THE SAID WICK TRACT, 80.00 FEET TO A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF A CALLED 0.616 OF AN ACRE TRACT OF LAND CONVEYED TO DAVE WEISHUHN, TRUSTEE AS RECORDED UNDER VOLUME 725, PAGE 633 C.C.D.R., AND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 08' 42" WEST, COINCIDENT WITH THE NORTH LINE OF THE SAID 0.616 OF AN ACRE TRACT, 203.30 FEET TO A 1 1/2-INCH IRON PIPE FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID NORTH CENTER STREET, FOR THE NORTHWEST CORNER OF THE SAID 0.616 OF AN ACRE TRACT OF LAND, AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCENORTH 00 DEGREES 54'54" EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH CENTER STREET, 80.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 0.3735 OF AN ACRE (16,269 SQUARE FEET) OF LAND.