

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/26/2011	Grantor(s)/Mortgagor(s): ORA E GRAVELL, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 30 Page: 428 Instrument No: 2011-6698	Property County: BROWN
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: 12/5/2023	Earliest Time Sale Will Begin: 10:00 am
Place of Sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

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, Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Alexis Mendoza or Kevin Key, 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 their 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.

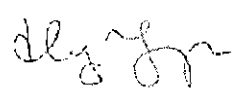
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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(1): 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: 10/3/2023 _____



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

Dated: 10-5-2023 _____

KEVIN KEY

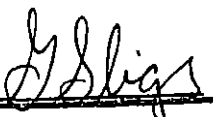
Printed Name: _____

Kevin Key

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

POSTED
Sharon Ferguson, Brown County Clerk
Time 10:09 AM

OCT 05 2023

By Deputy: 

MH File Number: TX-23-99564-POS
Loan Type: FHA

TX-23-99564-POS

Exhibit A
Legal Description

FIELD NOTES for a 0.782 acre, more or less tract of land in Brown County, Texas, said tract being out of the Samuel Bangs Survey No. 108, Abstract No. 59, said tract being the same property described as three tracts in a deed from Willie and Irene Coker to Susie Bankston recorded in Volume 1170, Page 875, Real Property Records of Brown County, Texas, said tract being known as 502 Palmer Street, and being more fully described as follows:

BEGINNING at an iron pipe fence corner found in the ground in the West line of Palmer Street, said fence corner marking the Southeast corner of tract 1 and this tract;

THENCE N 87 deg. 50' 36" W 183.55' (Deed Call-1170/875- 187') along a fence line to an iron pipe fence corner found in the ground, said fence corner marking the Southwest corner of tract 1 and this tract;

THENCE N 00 deg. 00' 00" E 231.31' (Basis of Bearing-- Deed Call 1170/877) (233') to an iron pipe fence corner found in the ground, said fence corner marking the Northwest corner of tract 3 and this tract;

THENCES S 88 deg. 07' 41" E 69.08' (70') along a fence line to iron pipe fence corner found in the ground, said fence corner marking the Northeast corner of tract 3 and the Northernmost Northeast corner of this tract;

THENCES S 00 deg. 37' 48" E 77.98' (77.5') along a fence line to an iron pipe fence corner found in the ground, said fence corner marking the Southeast corner of tract 3 and an internal corner of this tract;

THENCES S 88 deg. 35' 06" E 118.36' along a fence line to an iron pipe fence corner found in the ground in the West line of Palmer Street, said fence corner marking the Northeast corner of tract 2 and the Easternmost Northeast corner this tract;

THENCE S 01 deg. 46' 35" W 155.13' (155.5') along said West line to the place of BEGINNING.

Commonly known as: 502 Palmer Street, Bangs, TX 76823

<p>POSTED Sharon Ferguson, Brown County Clerk Time _____</p> <p>OCT 05 2023</p> <p>By Deputy:</p>
