

MAR 24 2022

Nancy E. Rister
County Clerk, Williamson Co. TX101 GABRIEL MEADOWS DR
HUTTO, TX 78634

00000004175402

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: May 03, 2022

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

Place: THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER 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 May 25, 2006 and recorded in Document CLERK'S FILE NO. 2006051942; AS AFFECTED BY INSTRUMENT NO. 2017065914 real property records of WILLIAMSON County, Texas, with HALLIE F COOMBS AND JOEL D COOMBS, grantor(s) and WACHOVIA BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HALLIE F COOMBS AND JOEL D COOMBS, securing the payment of the indebtednesses in the original principal amount of \$717,985.00, 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.** 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

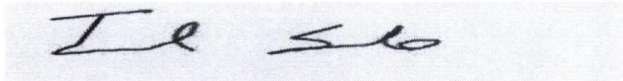


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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 DAVID ACKEL, TRAVIS KADDATZ, SARA EDGINGTON, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, JOHN W. LATHAM, BRETT ADAMS, JOHN LATHAM, MICHAEL LATHAM, OR, TOBEY LATHAM, 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLIAMSON County Clerk and caused to be posted at the WILLIAMSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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WILLIAMSON

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 187, AND THE JAMES P. WARNOCK SURVEY, ABSTRACT NO. 12, AND BEING THAT SAME TRACT DESCRIBED AS 10.00 ACRES IN A WARRANTY DEED GRANTED TO RANDY G. RANSOM, ET UX, DATED OCTOBER 9, 1996, AND RECORDED AS DOCUMENT NO. 9654222, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND ALSO BEING KNOWN AS TRACT 16, GABRIEL FARMS, AN UNRECORDED SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, SAID RANSOM TRACT BEING A PART OF THAT TRACT CONVEYED TO GABRIEL FARMS, LLC BY WARRANTY DEED, DATED MAY 24, 1996, AND RECORDED AS DOCUMENT NO. 9623815, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET IN THE NORTH LINE OF COUNTY ROAD 101 AND THE SOUTH LINE OF SAID GABRIEL FARMS, LLC, THE SOUTH LINE OF SAID GABRIEL FARMS LLC TRACT BEING THE BASIS FOR THE BEARINGS CITED HEREIN, FOR THE SOUTHWEST CORNER OF SAID RANSOM TRACT AND THIS TRACT, BEARING N 71 DEG. 29 MIN. 07 SEC. E 907.70 FEET FROM AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF SAID GABRIEL FARMS, LLC TRACT;

THENCE N 02 DEG. 07 MIN. 10 SEC. W 1382.43 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID RANSOM TRACT AND THIS TRACT;

THENCE N 60 DEG. 01 MIN. 28 SEC. E 308.31 FEET TO A 1/2" IRON PIN FOUND FOR THE NORTHEAST CORNER OF SAID RANSOM TRACT AND THIS TRACT;

THENCE S 04 DEG. 53 MIN. 57 SEC. E 1427.60 FEET TO A 1/2" IRON PIN FOUND IN THE NORTH LINE OF COUNTY ROAD 101 AND THE SOUTH LINE OF SAID GABRIEL FARMS, LLC TRACT FOR THE SOUTHEAST CORNER OF SAID RANSOM TRACT AND THIS TRACT;

THENCE S 71 DEG. 29 MIN. 07 SEC. W 356.31 FEET WITH THE NORTH LINE OF COUNTY ROAD 101 AND THE SOUTH LINE OF SAID GABRIEL FARMS, LLC TRACT TO THE POINT OF BEGINNING , AND CONTAINING 10.00 ACRES, MORE OF LESS, OF LAND.