

#28

103 COUNTRY ROAD 220
SEMINOLE, TX 79360

00000008732125

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: February 04, 2020
Time: The sale will begin at 10:00 AM or not later than three hours after that time.
Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR 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 05, 2008 and recorded in Document CLERK'S FILE NO. 2008-2075 real property records of GAINES County, Texas, with PETER KLASSEN AND AGANETHA KLASSEN, grantor(s) and WACHOVIA MORTGAGE, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PETER KLASSEN AND AGANETHA KLASSEN, securing the payment of the indebtednesses in the original principal amount of \$90,000.00, 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

#28
— FILED —
12/19/19 9:39a m
Terri Berry, County Clerk
Gaines County, Texas
BY Anita D. Grady
Deputy



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.

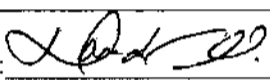
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN MCCARTHY, OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, 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.



Ismel Saucedo

Certificate of Posting

My name is David Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-19-19 I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Declarants Name: 

Date: 12-19-19

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GAINES



ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF GAINES STATE OF TEXAS, DESCRIBED AS FOLLOWS:

AN 8.57 ACRE TRACT OF LAND OUT OF A 10.53 ACRE TRACT LOCATED NEAR THE NORTHEAST CORNER OF SECTION 179, BLOCK G, W.T.R.R. CO. SURVEY, GAINES COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID SECTION 179 WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 385 FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHICH A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 179 BEARS EAST 78.9 FEET FROM WHICH A 1" IRON PIPE BEARS SOUTH 13 DEGREES 05' WEST 30.8 FEET;
THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 179, A DISTANCE OF 750.7 FEET TO A POINT IN THE CENTER LINE OF AN EAST-WEST GRADED COUNTY ROAD FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 0 DEGREES 02' EAST, PARALLEL TO THE EAST LINE OF SAID SECTION 179 AT 30.0 FEET PASS A 1" IRON PIPE, IN ALL 660.0 FEET TO A 1" IRON PIPE SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 179, A DISTANCE OF 660.0 FEET TO A 1" IRON PIPE SET IN THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 385 FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 3611.87 FEET, A DISTANCE OF 667.2 FEET TO THE PLACE OF BEGINNING (THE LONG CHORD OF SAID ARC OF CURVE IS NORTH 7 DEGREES 47'30" EAST 666.2 FEET);

LESS AND EXCEPT THE FOLLOWING DESCRIBED 2.16 ACRE TRACT OF LAND LOCATED IN THE NE/4 OF SECTION 179, BLOCK G, W.T.R.R. CO. SURVEY, GAINES COUNTY, TEXAS AND BEING OUT OF THE ABOVE DESCRIBED LAND:
BEGINNING AT A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET IN THE WEST LINE OF SAID 10.53 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH A RAILROAD SPIKE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 179 BEARS NORTH 290.9 FEET AND S. 89 DEGREES 58' E. 829.5 FEET;
THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS=1265.0 FEET, LONG CHORD=S. 49 DEGREES 59'51" E. 574.6 FEET), A DISTANCE OF 579.5 FEET TO A 1/4" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET IN THE SOUTH LINE OF SAID 10.53 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N. 89 DEGREES 58' W. 440.1 FEET TO A WOOD STAKE SET FOR THE SOUTHWEST CORNER OF SAID 10.53 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH, ALONG SAID WEST LINE OF A 10.53 ACRE TRACT, 369.1 FEET TO THE PLACE OF BEGINNING;