

FILED FOR RECORD
IN MY OFFICE
AT 12:50 O'CLOCK P M

MAY 05 2022

22-004206

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY [Signature] DEPUTY

1983 County Road 121, Gary, TX 75643

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: 06/07/2022

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 Panola 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 5/10/2011 and recorded in the real property records of Panola County, TX and is recorded under Clerk's File/Instrument Number, 1625, Page 77, with Patricia Federwisch and Alfred Federwisch (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Patricia Federwisch and Alfred Federwisch, securing the payment of the indebtedness in the original amount of \$48,700.00, 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. ALL THAT CERTAIN 0.675 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE ISABELLA HANKS SURVEY, A-271, PANOLA COUNTY, TEXAS AND BEING A PART OF A CALLED TWO ACRE TRACT DESCRIBED AS "TRACT 2" IN DEED FROM JAMES ELLIOTT, ET UX TO ORVILLE WILLIAMSON, ET UX AND RECORDED IN VOLUME 1099, PAGE 27, OF THE DEED RECORDS OF PANOLA COUNTY, TEXAS; SAID 0.675 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL SPIKE SET ON THE NBL OF SAID 2.00 ACRE TRACT IN THE CENTER OF PANOLA COUNTY ROAD (CR) 121 FROM WHICH A 2 INCH IRON PIPE FOUND ON THE WBL OF SAME BEARS S 59 DEGREES 24 MINUTES 24 SECONDS W 60.57 FEET AND A 1/2 INCH IRON ROD (SET) BEARS S 06 DEGREES 14 MINUTES 09 SECONDS E 30.00 FEET;

THENCE N 82 DEGREES 44 MINUTES 54 SECONDS E, ALONG THE NBL OF SAID TWO ACRE TRACT AND THE CENTER OF CR 121, 151.14 FEET TO A STEEL SPIKE (SET);

THENCE ACROSS SAID TWO ACRE TRACT AS FOLLOWS:



S 06 DEGREES 14 MINUTES 09 SECONDS E 196.57 FEET TO A 1/2 INCH IRON ROD (SET) FROM WHICH A 2 INCH IRON PIPE FOUND AT THE SEC OF SAID TWO ACRE TRACT BEARS S 50 DEGREES 19 MINUTES 06 SECONDS E 133.62 FEET;

S 84 DEGREES 13 MINUTES 57 SECONDS W 151.12 FEET TO A 1/2 INCH IRON ROD (SET) FROM WHICH A STEEL SPIKE SET AT THE BASE OF A 1-1/2 INCH IRON PIPE FOUND LEANING AT THE SWC OF SAID TWO ACRE TRACT BEARS S 20 DEGREES 10 MINUTES 29 SECONDS W 115.53 FEET AND;

N 06 DEGREES 14 MINUTES 09 SECONDS W 192.66 FEET TO THE PLACE OF BEGINNING CONTAINING 0.675 ACRES OF LAND.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Sheryl LaMont

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,
Terri Worley, Lisa DeLong
1320 Greenway Drive, Suite 300
Irving, TX 75038

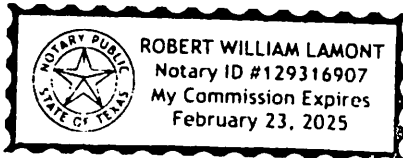
STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Sheryl LaMont, 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 05th day of May, 2022.

Robert William Lamont

NOTARY PUBLIC in and for



GREGG COUNTY

My commission expires: Feb-23, 2025

Print Name of Notary:

Robert William Lamont

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 05, 2022 I filed at the office of the Panola County Clerk and caused to be posted at the Panola County courthouse this notice of sale.

Sheryl LaMont
Declarants Name: Sheryl LaMont
Date: May 05, 2022