

002175

November 7, 2023

403 Broad Avenue, Ballinger, TX 76821

23-009506

**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: 11/07/2023

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Runnels 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 11/14/2013 and recorded in the real property records of Runnels County, TX and is recorded under Clerk's File/Instrument Number 2304, Volume 387, Page 6 with Ross D. Booher (grantor(s)) and Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Ross D. Booher, securing the payment of the indebtedness in the original amount of \$63,822.00, 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 property situated in the County of Runnels, State of Texas, described as follows:

Being 70.00 feet by 140.00 feet of land comprising of 42.00 feet by 140.00 feet off of the Southwesterly side of Lot No. Nine (9), and the adjoining 28.00 feet by 140.00 feet off of the Northeasterly side of Lot No. Ten (10) in Block No. Three (3) of the Wilke Terrace Addition to the City of Ballinger, Runnels County, Texas, as said Lots and Block appear on the recorded map of the plan of said Addition to which map and the record thereof is more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found for the Northwest corner of this tract in the East line of Broad Street (a.k.a. Broad Avenue) and being 58.00 feet S. 30° 00' 00" W. from the intersection of the South line of Fourth Street and the East line of said Broad Street (a.k.a. Broad Avenue) at the Northwest corner of said Block Three (3);

Thence with the North line of this tract and parallel to Fourth Street, S. 60° 00' 00" E. 140.00 feet to an "x" set on concrete for the Northeast corner of this tract in the West line of an Alley;

Thence with the East line of this tract, said Lot Nine (9) and Ten (10) and the West line of said Alley and parallel to the said Broad Street (a.k.a. Broad Avenue), S. 30° 00' 00" W. 70.00 feet to a 1/2" iron rod found for the Southeast corner of this tract;

Thence with the South line of this tract and parallel to said Fourth Street, N. 60° 00' 00" W. 140.00 feet to a "x" set on concrete for the Southwest corner of this tract in the West line of said Lot Ten (10) and the East line of said Broad Street (a.k.a. Broad Avenue);



4795005

POSTED August 31, 2023  
At 8:35 o'clock A.M.  
Jennifer Hoffpauir  
County Clerk, Runnels County, Texas  
By \_\_\_\_\_ Deputy

Thence with the West line of this tract, said Lot Ten (10) and Nine (9) and the East line of said Broad Street (a.k.a. Broad Avenue), N. 30° 00' 00" E. 70.00 feet to the place of beginning.

Being the same property conveyed to Ross D Booher a single man, by Steve Hergenrather in deed dated 11/14/2013, recorded 11/15/2013 in Book 387 Page 2 as Instrument No. 2303.

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

**SUBSTITUTE TRUSTEE**

Terry Browder, Laura Browder, Marsha Monroe,  
Jamie Osborne, Jonathan Schendel, Ramiro Cuevas,  
Patrick Zwiers, Auction.com , Kirk Schwartz,  
Candace Sissac c/o Albertelli Law 2201 W Royal  
Lane Ste 200, Irving, TX 75038

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_  
COUNTY

My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

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

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_