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FILED FOR RECORD

NOV 14 2023

Nancy E. Ruter

County Clerk, Williamson Co. TX

00000009946054

1607 FOREST STREET  
GEORGETOWN, TX 78626

## 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: January 02, 2024

Time: The sale will begin at 11:00 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 August 08, 2011 and recorded in Document CLERK'S FILE NO. 2011052676 real property records of WILLIAMSON County, Texas, with DANIEL KEITH BYRD AND SPOUSE, NATALIE LEIGH BYRD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DANIEL KEITH BYRD AND SPOUSE, NATALIE LEIGH BYRD, securing the payment of the indebtednesses in the original principal amount of \$185,320.00, 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

**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 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:



**EXHIBIT "A"**

BEING A PART OF OUTLOT 1, DIVISION "A", OF WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME LAND AS CONVEYED TO JOEL H. ASHBY AND VERA ASHBY RECORDED IN VOLUME 461, PAGE 329, DEED RECORDS OF WILLIAMSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" DIA. IRON ROD FOUND AT THE NORTHWEST CORNER HEREOF IN THE EAST LINE OF FOREST STREET, FROM WHICH A DRILL- HOLE IN CONCRETE AT THE INTERSECTION OF THE EAST LINE OF SAID FOREST STREET AND THE SOUTH LINE OF 16TH STREET BEARS NORTH A DISTANCE OF 139.80 FEET;

THENCE S 99 DEG. 09' 02" E A DISTANCE OF 124.47 FEET (CALLED S 89 DEG. 08' 25" E. A DISTANCE OF 124.72 FEET) WITH THE SOUTH LINE OF THOSE CERTAIN TRACTS, OF LAND DESCRIBED IN DEEDS TO LARRY AND JENNIFER LOONEY RECORDED UNDER DOCUMENT NO. 2005095635 AND TO RUBEN AND MARIA E. RAMIREZ RECORDED UNDER DOCUMENT NO. 9736271, OFFICIAL RECORDS, WILLIAMSON COUNTY, TO A STEEL POST IN CONCRETE AT THE NORTHEAST CORNER HEREOF SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SUSANA FRIAS RECORDED IN VOLUME 510, PAGE 159, DEED RECORDS OF WILLIAMSON COUNTY;

THENCE S 00 DEG. 34' 27"E. A DISTANCE OF 56.62 FEET (CALLED S 00 DEG. 26' 41" E. A DISTANCE OF 56.76 FEET) TO A STEEL POST IN CONCRETE AT THE SOUTHEAST CORNER HEREOF. SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO NICOLASA FAJARDO RECORDED UNDER DOCUMENT NO. 2010047255, OFFICIAL RECORDS WILUAMSON COUNTY, TEXAS;

THENCE N 89 DEG. 12' 32" W A DISTANCE OF 125.04 FEET (CALLED N 89 DEG. 08' 25" W A DISTANCE OF 125.16 FEET) TO A 1/2" DIA. IRON ROD FOUND AT THE SOUTHWEST CORNER HEREOF IN THE EAST LINE OF FOREST STREET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO MAUEL T. HERNANDEZ RECORDED UNDER DOCUMENT NO. 199971585 IN THE OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE N 00 DEG. 00' 00" E. A DISTANCE OF 56.73 FEET (CALLED N 00 DEG. 00' 00" E. A DISTANCE OF 56.75 FEET) WITH THE EAST LINE OF FOREST STREET TO THE PLACE OF BEGINNING.