

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/14/2016	Grantor(s)/Mortgagor(s): MICHAEL J. MADDING, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A. at <u>2:17</u> FILED o'clock <u>PM</u>
Recorded in: Volume: N/A Page: N/A Instrument No: 2016004905	Property County: WILLIAMSON APR 18 2024 <i>WV</i>
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: <i>Nancy E. Reiter</i> 1 Home Campus, MAC 2301-04C, County Clerk, Williamson Co., TX West Des Moines, IA 50328
Date of Sale: 6/4/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbrath, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr or Sharlet Watts, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 4/17/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated: APR 18 2024

Angela Zavala
Printed Name: Angela Zavala

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

TX-24-102037-POS

EXHIBIT "A"

BEING 5.29 acres of the G.A. Schneider Survey, Abstract No. 579, in Williamson County, Texas, part of the 10.57 acres which was conveyed from Roger Vogt to Dona Ann Vogt as described in a deed (99.63 acres less 89.06 ac) of record in Doc. 9912877, Official Records of Williamson County, Texas, This tract was surveyed on the ground in April of 2005, by William F. Forest, Jr., Registered Professional Land Surveyor No. 1847.

BEGINNING at an iron pin which was found at the Southwest corner of the said Dona Vogt property in the North line of County Road 332. This corner exists at the Southeast corner of a 5.514 acre tract previously surveyed.

THENCE with the East line of the property conveyed to Dusty and Rhonda Suckow as described in Doc 2004065071, N 20 deg. 02 min. 46 sec. W 435.86 feet to an iron pin set at a fence corner.

THENCE with the North line of the said Dona Vogt property, N 69 deg. 57 min. 14 sec. E 531.54 feet to an iron pin set.

THENCE S 19 deg. 14 min. 25 sec. E 435.90 feet to an iron pin set.

THENCE with the South line of the said Dona Vogt Property and the North line of County Road 332, S 69 deg. 57 min. 14 sec. W 525.41 feet to the POINT OF BEGINNING.