

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/15/2016

Grantor(s)/Mortgagor(s):
HECTOR PINEDA, A SINGLE MAN

FILED FOR RECORD
SHELBY COUNTY TEXAS
2022 APR 21 PM 3:18
JENNIFER L. FOUNTAIN
COUNTY CLERK
DEPUTY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TIB- THE INDEPENDENT BANKERSBANK, A STATE BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016002503

Property County:
SHELBY

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:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETON AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES

Date of Sale: 7/5/2022

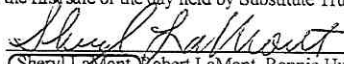
Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Shelby County Courthouse, 200 San Augustine, Center, TX 75935 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.


Sheryl LaMont Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Auction.com, David Sims, Allan Johnston or Ronnie Hubbard or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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.

MH File Number: TX-22-81699-POS
Loan Type: FHA

EXHIBIT A

Being 0.6332 of an acre of land situated in the J. G. Risinger Survey, Abstract 620, Shelby County, Texas, and being the remainder of the called 0.7575 of an acre tract described in a Special Warranty Deed with Vendor's Lien from Wells Fargo Bank, N.A., to Chad A. Rogers, Sr., and Siobain K. Rogers, effective date January 16, 2009, and recorded under Document No. 2009000728, in the Official Public Records of Shelby County, Texas, said 0.6332 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pipe found for the Southeast corner of said called 0.7575 of an acre tract and being the Southwest corner of a called 1-1/2 acre tract described in a Warranty Deed from Dema Duke Smith and husband, Don Smith, to Jimmy H. McDaniel and wife, Vaudrine McDaniel, dated February 16, 1987, and recorded in Volume 672, Page 832, in the Deed Records of Shelby County, Texas;

THENCE N 83°54'05" W, with the South line of said called 0.7575 of an acre tract (called N 83°50'00" W), a distance of 160.17 feet (called 160.00 feet) to a 1/2-inch iron rod found for the Southwest corner of said called 0.7575 of an acre tract;

THENCE N 15°00'00" E, with the West line of said called 0.7575 of an acre tract (basis of bearing orientation), a distance of 170.15 feet to a 1/2-inch iron rod found at its intersection with the South right-of-way line of U. S. Highway 59 (right-of-way width varies) and being in the South line of a called 0.131 of an acre tract described in a Deed from Marvin McCormick and Barbara L. McCormick, to the State of Texas, dated November 22, 1999, and recorded in Volume 875, Page 359, in the Official Public Records of Shelby County, Texas, and being S 86°48'27" E, 12.52 feet from a 5/8-inch iron rod with TxDOT aluminum cap found for the Southwest corner of said called 0.131 of an acre tract;

THENCE S 86°48'27" E, with said South right-of-way line of U. S. Highway 59, passing at a distance of 152.68 feet a 5/8-inch iron rod with TxDOT aluminum cap found for the Southeast corner of said called 0.131 of an acre tract and being the Southwest corner of a called 0.126 of an acre tract described in a Deed from Jimmy H. McDaniel and Vaudrine McDaniel to the State of Texas, dated November 1, 1999, and recorded in Volume 872, Page 591, in the Official Public Records of Shelby County, Texas, and continuing with the South line of said called 0.126 of an acre tract for a total distance of 161.66 feet to a 1/2-inch iron rod with plastic cap set at its intersection with the East line of said called 0.7575 of an acre tract and the West line of said called 1-1/2 acre tract;

THENCE S 15°00'00" W, with said East line of the called 0.7575 of an acre tract and with said West line of the called 1-1/2 acre tract, a distance of 178.45 feet to the POINT of BEGINNING and containing 0.6332 of an acre of land within these calls.