

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 11/21/2006	<b>Grantor(s)/Mortgagor(s):</b> SHAWN C VASTINE JOINED HEREIN PRO FORMA BY HIS SPOUSE, CANDICE VASTINE
<b>Original Beneficiary/Mortgagee:</b> WELLS FARGO BANK, N.A.	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 210 <b>Page:</b> 651 <b>Instrument No:</b> 49960	<b>Property County:</b> DEWITT
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 5/7/2024	<b>Earliest Time Sale Will Begin:</b> 12:00 PM
<b>Place of Sale of Property:</b> DeWitt County Courthouse, 307 North Gonzales Street, Cuero, TX 77954 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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Amy Ortiz, Daniel McQuade, Auction.com, Janice Stoner or Jodi Steen, 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(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.**

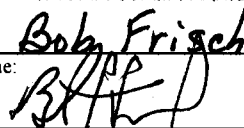
Dated: 3/4/2024



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

Dated: 3-7-24

Printed Name: Bob Frisch



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

**Filed for Record**  
This, the 7<sup>th</sup> day of March 2024  
at 11:20 o'clock A M  
Natalie Carson  
NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
Dawn L. Banda  
DEPUTY

**MH File Number:** TX-24-101617-POS  
**Loan Type:** FHA

6.74 ACRE TRACT  
FIELDNOTE DESCRIPTION

STATE OF TEXAS                    )  
COUNTY OF DEWITT                )

Being 6.74 acres is all of two tracts of land, First a 3.9317 acre tract recorded in Volume 301, Page 258 of the Deed Records of DeWitt County, Texas, and Second a 2.8115 acre tract recorded in Volume 314, page 396 of the Deed Records of DeWitt County, Texas. This 6.74 acres is more fully described by metes and bounds as follows;

BEGINNING at a iron rod found for the West corner of this 6.74 acres, also being the West corner of said 2.8115 acre tract;

THENCE, N 29°59'17" E ( bearing reference line ) with the Southeast line of Farm to Market Road No. 952 a distance of 194.99 feet to a iron rod found for the North corner of this 6.74 acres;

THENCE, with the common line of this tract and a 103.9 acre tract owned by Roland Rabenalt as follows;

1. S 59°51'45" E a distance of 1507.35 feet to a iron rod found the East corner of this 6.74 acres;
2. S 29°27'26" W a distance of 195.00 feet to a iron rod found for the South corner of this 6.74 acres;
3. N 59°51'45" W a distance of 1509.16 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 6.74 acres.

**EXHIBIT A**  
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