

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: 09/03/2019
- Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Milam 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 10/31/2008 and recorded in the real property records of Milam County, TX and is recorded under Clerk's File/Instrument Number, Volume 1086, Page 726, with Jason W. Aguirre and Ashley A Aguirre (grantor(s)) and Mortgage Electronic Registration Systems, Inc, (MERS) as nominee for Primelending, A Plainscapital Company, its successors and assigns mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jason W. Aguirre and Ashley A Aguirre, securing the payment of the indebtedness in the original amount of \$75,810.00, 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. BEING 11.454 ACRES OF LAND LOCATED IN THE JOHN K. TYLER SURVEY, ABSTRACT NO. 62, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 11.55 ACRE TRACT DESCRIBED IN A DEED TO SALLY VEGA, ET AL, RECORDED IN VOLUME 957, PAGE 324 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 11.454 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT ½ INCH IRON ROD FOUND BY A FENCE END POST, WITH PLASTIC CAP MARKED 4748, IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 247 (CR 247) (ROW WIDTH VARIES) AT THE SOUTHWEST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF A CALLED 0.38 ACRE TRACT DESCRIBED IN A DEED TO JOHN PAGACH, JR. RECORDED IN VOLUME 1036, PAGE 195 OF SAID OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH A ½ INCH IRON ROD FOUND, WITH PLASTIC CAP MARKED 4748, AT THE SOUTHWEST CORNER OF SAID 0.38 ACRE TRACT BEARS SOUTH 17° 51' 15" WEST A DISTANCE OF 29.86 FEET (RECORD SOUTH 17°21'42" WEST. 30.00 FEET);

THENCE NORTH 16° 47' 43" EAST, ALONG THE WEST BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE EAST RIGHT-OF-WAY LINE OF SAID CR 247, A DISTANCE OF 890.03 FEET (RECORD NORTH 19° EAST 902.79 FEET) TO A ½ INCH IRON ROD, WITH PLASTIC CAP MARKED 4748, BY A FENCE POST, IN THE SOUTH BOUNDARY LINE OF A CALLED 68.83 ACRE TRACT DESCRIBED IN A DEED TO DONALD A. SCHUERMAN RECORDED IN VOLUME 843, PAGE 474 OF SAID OFFICIAL



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Filed 25 day of July
in 2019, At 2:30 P M

JODI MORGAN
County Clerk, Milam County, Texas
Jenni Northcott
Deputy

RECORDS, AT THE NORTHWEST CORNER OF SAID 11.56 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH A ½ INCH IRON ROD, WITH PLASTIC CAP MARKED 4748 AT THE SOUTHWEST CORNER OF SAID 68.83 ACRE TRACT BEARS NORTH 64° 34' 57" WEST A DISTANCE OF 71.91 FEET (RECORD NORTH 63°58'10" WEST, 71.73 FEET);

THENCE SOUTH 71° 36' 17" EAST, GENERALLY FOLLOWING A FENCE LINE FOR THE NORTH BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE SOUTH BOUNDARY LINE OF SAID 68.83 ACRE TRACT, A DISTANCE OF 565.21 FEET (RECORD SOUTH 71° EAST, 558.34 FEET), TO A 1 INCH IRON PIPE FOUND (PINCH), AT THE NORTHEAST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF A CALLED 13.5 ACRE TRACT (SECOND TRACT) DESCRIBED IN A DEED TO HARVEY R. WEEMS REVOCABLE LIVING TRUST RECORDED IN VOLUME 725, PAGE 24 OF SAID OFFICIAL RECORDS, FOR THE NORTHEAST CORNER HEREOF,

THENCE SOUTH 17° 32' 01" WEST ALONG THE EAST BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE WEST BOUNDARY LINE OF SAID 13.5 ACRE TRACT AND A CALLED 10.38 ACRE TRACT DESCRIBED IN A DEED TO JOHN PAGACH, JR. RECORDED IN VOLUME 851, PAGE 276 OF SAID OFFICIAL RECORDS, PASSING AT A DISTANCE OF 489.07 FEET A ½ INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 13.5 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 10.38 ACRE TRACT, AND CONTINUING FOR A TOTAL A DISTANCE OF 894.11 FEET (RECORD SOUTH 19° WEST, 902.79 FEET) TO A 1 ½ INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 0.38 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF, FROM WHICH A 1 1/2 INCH IRON PIPE FOUND, BEARS SOUTH 17° 26' 29" WEST FOR A DISTANCE OF 29.65 FEET;

THENCE NORTH 71° 09' 25" WEST ALONG THE SOUTH BOUNDARY LINE OF SAID 11.55 ACRE TRACT, BEING ALSO THE NORTH BOUNDARY LINE OF SAID 0.38 ACRE TRACT, A DISTANCE OF 553.82 FEET (RECORD NORTH 71° 09' 25" WEST, 553.82 FEET) TO THE POINT OF BEGINNING, CONTAINING 11.454 ACRES OF LAND.

THIS PARCEL CONTAINS 11.454 ACRES OF LAND, OUT OF THE JOHN K. TYLER SURVEY, ABSTRACT NO. 62, MILAM COUNTY, TEXAS. DESCRIPTION MADE FROM AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION DURING OCTOBER, 2008. ALL BEARINGS ARE BASED ON THE SOUTH BOUNDARY LINE OF A CALLED 11.55 ACRE TRACT DESCRIBED IN VOLUME 957, PAGE 324 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, WHICH IS NORTH 71° 09' 25" WEST.

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 Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

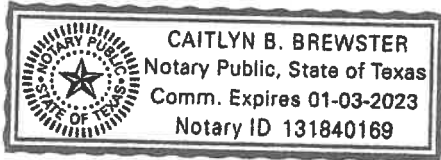
[Handwritten Signature]

SUBSTITUTE TRUSTEE
~~Pete Florez~~ Aaron Aleman
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Pete Florez, Zachary Florez,
Orlando Rosas, Florence Rosas, Bobby Brown,
Maryna Danielian, Pamela Thomas, Jack Burns II,
Kristopher Holub, Aarti Patel, Stacey Bennett, Amy
Ortiz, Garrett Sanders, Maxwell Atherton whose
address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Aaron Aleman, 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 25 day of July, 2019.



[Handwritten Signature]
NOTARY PUBLIC in and for
Brazos COUNTY
My commission expires: 01/03/2023
Print Name of Notary:
Caitlyn Brewster

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 Milam County Clerk and caused to be posted at the Milam County courthouse this notice of sale.

Declarants Name: _____
Date: _____