

FILED
AT 3:35 O'CLOCK P M

APR 17 2025

County Clerk
COUNTY CLERK, CORYELL CO., TEXAS

1375 OLD OSAGE ROAD
GATESVILLE, TX 76528

00000010297562

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: July 01, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE 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 July 09, 2012 and recorded in Document INSTRUMENT NO. 255223 real property records of CORYELL County, Texas, with JANET P PRUEITT, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JANET P PRUEITT, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$92,497.00, 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.

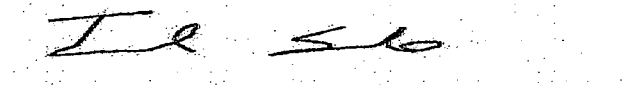
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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.

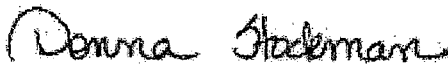
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, THOMAS GILBRAITH, C JASON SPENCE, ANGELA COOPER, JEFF BENTON, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. 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 Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/17/25 I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 4/17/25

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AND BEING OUT OF THE S H PRICHARD SURVEY, A- 826 AND THE H P ESTELL SURVEY, A-1410, CORYELL COUNTY, TEXAS, COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 3 572 ACRE TRACT DESCRIBED IN DEED TO JIM VIVAN IN VOLUME 522, PAGE 788, CORYELL COUNTY DEED RECORDS, AND ALL OF THAT CERTAIN CALLED 6 977 ACRE TRACT DESCRIBED IN DEED TO JIM VIVAN IN VOLUME 508, PAGE 856, CORYELL COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 3 " STEEL PIPE FENCE CORNER POST FOUND, SAME BEING CALLED THE MOST WESTERLY CORNER OF SAID CALLED 3 572 ACRE TRACT, THE NORTHWEST CORNER OF SAID CALLED 6 977 ACRE TRACT, NORTHWEST CORNER THE H P ESTELL SURVEY, AN CORNER OF THE 181 1 ACRE TRACT DESCRIBED IN DEED TO TONY BAGWELL IN VOLUME 510, PAGE 445, CORYELL COUNTY DEED RECORDS, AND THE NORTHWEST CORNER OF THE HERE DESCRIBED TRACT,

THENCE, ALONG THE FENCED NORTH LINE OF SAID 3 572 ACRE TRACT AND A SOUTH LINE OF SAID 181 1 ACRE TRACT AND THE HERE DESCRIBED TRACT (ALL FENCES NOTED HEREIN ARE NOT BEING CALLED THE PROPERTY LINES) AS FOLLOWS

1 N 28° 29' 39E, 158 16 FEET (DEED - N 28° 50' 14"E, 158 99 FEET) TO AN RON ROD WTH CAP MARKED "MAPLES" FOUND 1 5 FEET WEST OF AN 8" CEDAR CORNER POST,

2 N 50° 40' 51"E, 297 21 FEET (DEED - N 50° 26' 19E, 297 06 FEET) TO AN ON ROD WTH CAP MARKED "MAPLES" FOUND AT THE BASE OF AN 8" CEDAR CORNER POST,

3 N 58° 48 '47"E, 287 70 FEET (DEED - N 58° 50' 55"E, 286 06 FEET) TO AN IRON ROD WTH CAP MARKED "MAPLES" FOUND AT THE BASE OF AN 8" CEDAR CORNER POST AND BEING CALLED THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 48° 57 48"E, 175 66 FEET, (DEED - S 49° 13' 44"E, 176 22 FEET) CONTINUING ALONG A FENCED LINE TO A 60D NAIL IN A SHINER FOUND AT THE BASE OF AN 8" CEDAR CORNER POST FOR THE NORTHWEST CORNER OF THE 3 0 ACRE TRACT DESCRIBED IN DEED TO DAREN MOORE IN VOLUME 496, PAGE 378, CORYELL COUNTY DEED RECORDS,

THENCE, S 06° 20' 48"W, 169 32 FEET (DEED - S 06° 19 23W, 168 67 FEET) ALONG THE EAST LINE OF SAD 3 572 ACRE TRACT AND WEST LINE OF SAID 3 0 ACRE TRACT TO AN IRON ROD SET WITH CAP MARKED "1852-CORNER" FOR CORNER OF SAID 3 572 ACRE TRACT, SAME BEING 2 FEET EAST OF A 3 STEEL FENCE CORNER POST,

THENCE, S 06° 20 48W, 456 56 FEET (DEED -S 06° 19 23W, 456 56 FEET) ALONG THE EAST LINE OF SAID 6 977 ACRE TRACT AND WEST LINE OF SAID 3 0 ACRE TRACT TO A 3/8 " IRON ROD WITH CAP FOUND AT THE BASE OF A 3 STEEL FENCE POST IN THE NORTH MARGIN OF OLD OSAGE ROAD (CR 361) AND ABOUT 12 FEET WEST OF A STEEL CORNER POST AND STEEL BRACE MARKED "MOORE", SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID 6 977 ACRE TRACT, SOUTHWEST CORNER OF SAID 3 0 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, S 72° 00' 58W, 776 47 FEET (DEED -S 72° 00' 58W, 776 17 FEET) ALONG THE NORTH MARGIN OF OLD OSAGE ROAD AND SOUTH LINE OF SAID 6 977 ACRE TRACT TO A 4" STEEL PIPE FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID 6 977 ACRE TRACT AND THE SOUTHEAST CORNER OF 12 264 ACRE TRACT DESCRIBED IN DEED TO THADEUS PODBIELSKI UN VOLUME 397, PAGE 3, CORYELL COUNTY DEED RECORDS, AND BEING THE SOUTHWEST CORNER OF THE HERE DESCRIBED TRACT,

THENCE, N 13° 52' 37E, 515 86 FEET, (DEED -N 13° 50 33"E, 514 64 FEET) ALONG THE WEST LINE OF SAID 6 977 ACRE TRACT AND EAST LINE OF SAID 12 264 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 10 56 ACRES OF LAND, MORE OR LESS