

December

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: 12/06/2022

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Robertson 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 10/27/2003 and recorded in the real property records of Robertson County, TX and is recorded under Clerk's File/Instrument Number, 848, Page 69, with Connie Jo Flickinger (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for McAfee Mortgage and Investment Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Connie Jo Flickinger, securing the payment of the indebtedness in the original amount of \$78,764.00, 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 ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN THE ROBERT HENRY SURVEY ABSTRACT NO. 19, IN ROBERTSON COUNTY, TEXAS AND BEING DESCRIBED IN TWO (2) TRACTS AS FOLLOWS:

FIRST TRACT:

Filed for Record in:
Robertson County
On: Oct 28, 2022 at 09:36P
By: Tracy Woodall

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT HENRY SURVEY ABSTRACT NO. 19, ROBERTSON COUNTY, TEXAS, AND BEING 3.69 ACRES OF LAND, AND BEING OUT OF AND A PART OF A TWENTY (20) ACRE TRACT DESCRIBED IN DEED FROM Z.R. KINGSLEY ET AL TO ZACK MAYO ACKNOWLEDGED 7-22-24 AND RECORDED IN VOLUME 86, PAGE 201 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A FORTY-FIVE ACRE (45) TRACT DESCRIBED IN DEED FROM Z.R. KINGSLEY ET AL TO JOHNNIE W. MAYO DATED 7-22-24 AND RECORDED IN VOLUME 86, PAGE 203 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNERPOST FOUND FOR THE SOUTH CORNER OF THIS TRACT, SAID POST ALSO BEING THE ORIGINAL SOUTH CORNER OF THE Z. MAYO 20 ACRE TRACT;



4763477

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 28th day of October, 2022 at 3:36 am.
Stephanie M. Sanders, Robertson County Clerk
By: Woodall

THENCE N 30 DEG 50' 47" W A DISTANCE OF 150.42 FEET TO A CONCRETE FENCE CORNERPOST;

THENCE N 59 DEG 00' 09" E A DISTANCE OF 608.08 FEET TO AN ANGLE POST IN FENCE;

THENCE N 59 DEG 06' 58" E A DISTANCE OF 269.68 FEET TO AN ANGLE POST IN FENCE;

THENCE N 59 DEG 17' 44" E A DISTANCE OF 159.23 FEET TO AN IRON ROD FOUND FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 32 DEG 04' 42" E A DISTANCE OF 156.49 FEET TO A FENCE CORNERPOST FOR THE EAST CORNER OF THIS TRACT;

THENCE S 58 DEG 30' 08" W A DISTANCE OF 11.51 FEET TO A FOUND IRON ROD;

THENCE S 59 DEG 36' 40" W A DISTANCE OF 197.76 FEET TO A FOUND IRON ROD;

THENCE S 59 DEG 07' 12" W A DISTANCE OF 612.85 FEET TO A FOUND IRON ROD;

THENCE S 59 DEG 33' 48" W A DISTANCE OF 166.52 FEET TO A IRON ROD SET FOR AN ANGLE POINT AT FENCE;

THENCE S 61 DEG 46' 20" W A DISTANCE OF 51.79 FEET TO THE PLACE OF BEGINNING; AND CONTAINING 3.69 ACRES OF LAND, MORE OR LESS ACCORDING TO THE SURVEY BY GARY B. NEILL, DATED NOVEMBER 14, 1983. (REGISTERED PUBLIC SURVEYOR NO. 3694).

SECOND TRACT: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT HENRY SURVEY ABSTRACT NO. 19, IN ROBERTSON COUNTY, TEXAS, AND BEING THE "REMAINDER" OF A 25 ACRE TRACT DESCRIBED IN DEED FROM VETERANS LAND BOARD TO BILLY C. SMITH, DATED 2-5-80 AND RECORDED IN VOLUME 353, PAGE 18, OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND IN THE NORTHEAST RIGHT OF WAY LINE OF F.M. ROAD NO. 2549, FOR THE SOUTHEAST CORNER OF SAID 25.0 ACRE TRACT;

THENCE N 60 DEG 00' 00" E A DISTANCE OF 553.91 FEET TO A FOUND IRON ROD FOR THE PLACE OF BEGINNING;

THENCE N 59 DEG 07' 12" E A DISTANCE OF 612.85 FEET TO A FOUND IRON ROD;

THENCE S 08 DEG 04' 53" W A DISTANCE OF 263.18 FEET TO A FOUND IRON ROD;

THENCE S 61 DEG 52' 06" W A DISTANCE OF 453.02 FEET TO A FOUND IRON ROD;

THENCE N 29 DEG 16' 16" W A DISTANCE OF 182.99 FEET TO THE PLACE OF BEGINNING;
CONTAINING 2.39 ACRES OF LAND, MORE OR LESS, ACCORDING TO THE SURVEY PREPARED BY
GARY B. NEILL, REGISTERED PUBLIC SURVEY NO. 3694, DATED NOVEMBER 14, 1983.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE ROBERT HENRY SURVEY,
ABSTRACT NO. 19 IN ROBERTSON COUNTY, TEXAS, AND BEING OUT OF A CERTAIN 25 ACRE
TRACT CONVEYED TO THOMAS H. ARNOLD AND WIFE BY BILLY CLAYTON SMITH AND WIFE AS
RECORDED IN VOLUME 353, PAGE 23, OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS;
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 25.0 ACRE TRACT
LYING ON THE NORTHEAST RIGHT OF WAY LINE OF F.M. ROAD NO. 2549;

THENCE S27 DEG 57' 50" E A DISTANCE OF 22.28 FEET TO A CONCRETE R.O.W. MARKER FOR
CORNER;

THENCE N 59 DEG 12' 50" E A DISTANCE OF 345.50 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 39 DEG 09' 59" E A DISTANCE OF 45.70 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S 61 DEG 46' 20" W A DISTANCE OF 51.79 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S 59 DEG 56' 35" W A DISTANCE OF 335.63 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT COMPRISES AN ACCESS AND EGRESS WAY FOR A CONTIGUOUS
6.08 ACRE TRACT OF LAND NOW OR FORMERLY OWNED BY BILLY C. SMITH AS RECORDED IN
VOLUME 353, PAGE 23, AND VOLUME 356, PAGE 158 OF THE DEED RECORDS OF ROBERTSON
COUNTY; AND CONTAINS 0.17 ACRES OF LAND, MORE OR LESS.

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 Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

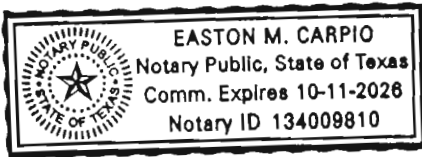
Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, 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 27th day of October, 2022.

Easton M. Carpio
NOTARY PUBLIC in and for



Brazos COUNTY
My commission expires: 10-11-2026
Print Name of Notary:
Easton Carpio

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 10-28-22 I filed at the office of the Robertson County Clerk and caused to be posted at the Robertson County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 10-28-22