

November

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/26/2005

Grantor(s)/Mortgagor(s):
RAYMOND KNAPIK AND SPOUSE, LINDA KNAPIK

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TEXAS LIBERTY MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: 923
Page: 785
Instrument No: 20057148

Property County:
ROBERTSON

Filed for Record in
Robertson County
on 09/13/2022 at 11:13 AM
Stephanie M. Sanders

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: BEING ALL OF LOT ONE (1) IN BLOCK ONE (1) IN THE MEADOWBROOK ADDITION TO THE CITY OF HEARNE, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 54, MAP RECORDS OF ROBERTSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED APRIL 11, 2000 FROM WILLIAM DIRK MARCHBANKS ETUX TO SAMANTHA R. STINNET, RECORDED IN VOLUME 752, PAGE 593, OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.

Date of Sale: 11/1/2022

Earliest Time Sale Will Begin: 11:00:00 AM

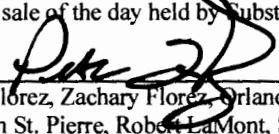
Place of Sale of Property: Robertson County Courthouse, 103 E. Morgan Street, Franklin, TX 77856 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

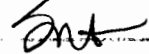
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

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.


Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Harriett Fletcher, Kristopher Holub, Aarti Patel, Kathleen Adkins, Reid Ruple, Auction.com, Orlando Rosas or Bobby Brown 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

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 13th of September, 2022 at 11:13 AM.
Stephanie M. Sanders, Robertson County Clerk



MH File Number: TX-22-94047-POS
Loan Type: Conventional Residential