

POSTED

12/3/21 2:02pm

6619 Wolf Run Dr, Wharton, TX 77488

20-002517

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: 01/04/2022

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 Wharton 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 10/31/2016 and recorded in the real property records of Wharton County, TX and is recorded under Clerk's File/Instrument Number, 1044, Page 357, with Janet Finney and Jeffrey Marshall (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Janet Finney and Jeffrey Marshall, securing the payment of the indebtedness in the original amount of \$62,068.45, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Specialized Loan Servicing LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A 2.00 ACRE TRACT OF LAND OUT OF LOT THIRTEEN (13), BEAR BOTTOM ESTATES, SECTION 3, A SUBDIVISION IN THE C.S. HUDSON LEAGUE, ABSTRACT NO. 29, WHARTON COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED MAY 11, 1994, FROM CITIZENS FEDERAL BANK TO VIRGINIA D SPEARS, RECORDED IN VOLUME 100, PAGE 232, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 2.00 AC TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A POINT IN THE CENTERLINE OF WOLF RUN (PLATTED 60 FT. WIDE) FOR THE COMMON CORNER OF LOTS 12, 13, 24 & 25, OF SAID BEAR BOTTOM ESTATES, SECTION 3, SAME BEING THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 72 DEGREES 10 MINUTES 00 SECONDS WEST (REFERENCE BEARING OF RECORD), WITH THE CENTERLINE OF SAID WOLF RUN, 132.41 FT. (CALL & MEAS.) TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; FROM WHICH CORNER, A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE NORTH RIGHT-OF-WAY OF SAID WOLF RUN BEARS, NORTH 17 DEGREES 50 MINUTES 00 SECONDS EAST, 30.00 FT.,

THENCE CONTINUING WITH THE CENTERLINE OF SAID WOLF-RUN, SAME BEING WITH SAID CURVE TO THE RIGHT, WHOSE RADIUS IS 103.34 FT., AN ARC LENGTH OF 158.93 FT.



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(CHORD=NORTH 28⁴ DEGREES 06 MINUTES 30 SECONDS, WEST, 143.73 FT.) TO THE POINT OF TANGENCY; FROM WHICH CORNER, A 1/2 INCH IRON PIPE CALLED & FOUND IN THE EAST RIGHT-OF-WAY OF SAID WOLF RUN BEARS. SOUTH 74 DEGREES 03 MINUTES 00 SECONDS EAST, 30.00 FT.,

THENCE NORTH 15 DEGREES 57 MINUTES 00 SECONDS EAST (CALL & MEAS.), CONTINUING WITH THE CENTERLINE OF SAID WOLF RUN, SAME BEING WITH THE COMMON LINE BETWEEN SAID LOTS 13 & 24, 201.29 FT. TO A POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 73 DEGREES 31 MINUTES 22 SECONDS EAST (CALL & MEAS.), AT 30.00 FT. PASS A 5/8 INCH ROD CAPPED #2320, SET IN THE EAST LINE OF SAID WOLF RUN, AND IN ALL, 201.07 FT. (CALL & MEAS.) TO A 5/8 INCH IRON ROD CAPPED #2320, SET FOR THE NORTH CORNER HEREOF;

THENCE SOUTH 40 DEGREES 10 MINUTES 58 SECONDS, EAST, 197.06 FT. (CALL & MEAS.) TO A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE COMMON LINE BETWEEN SAID LOTS 12 & 13, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 49 DEGREES 49 MINUTES 02 SECONDS WEST (CALL & MEAS.) AT 202.21 FT. PASS A 5/8 INCH IRON ROD CAPPED #2320, SET IN THE NORTH LINE OF SAID WOLF RUN, AND IN ALL 237.58 FT. (CALL & MEAS.) TO THE PLACE OF THE BEGINNING AND CONTAINING 2.00 AC, OF LAND.

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. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Specialized Loan Servicing LLC
8742 Lucent Blvd Suite 300
Highlands Ranch, CO 80129

Patsy Anderson
SUBSTITUTE TRUSTEE
Patsy Anderson, Elizabeth Anderson, Debby Jurasek
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TX
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared Patsy Anderson, 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 3rd day of December, 2021.

Deborah Jurasek
NOTARY PUBLIC in and for

Wharton COUNTY
My commission expires: 8-3-24
Print Name of Notary:
Deborah Jurasek

CERTIFICATE OF POSTING

My name is Patsy Anderson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-3-21 I filed at the office of the Wharton County Clerk and caused to be posted at the Wharton County courthouse this notice of sale.

Patsy Anderson
Declarants Name: Patsy Anderson
Date: 12-3-21

POSTED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

12/1/2021 @ 3:29 PM
MP

WHEREAS, on the 31st day of October, 2016, Donald Schoenfield, (the "Grantor"), executed a Deed of Trust conveying to Kinnan J. Stockton, Trustee, the Property hereinafter described, to secure THE FIRST STATE BANK, LOUISE, in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Wharton County, Texas in Book 1041, Page 804 -821 and

WHEREAS, Colleen Manske has been appointed Substitute Trustee.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of January, 2022, between 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the front of the Wharton County Courthouse Annex where it has been designated such sales to take place.

Said Property is described as follows:

1. BEING 206.788 Acres in the John S. Evans Survey, Abstract 21, Wharton County, Texas, in Three (3) Tracts of 88.092, 95.646 and 23.050 acres.

Witness my hand this the 1st day of December, 2021.

BY: Colleen Manske
COLLEEN MANSKE, Substitute Trustee

Address of Trustee:
121 E MONSERATTE
EL CAMPO, TX 77437

THE STATE OF TEXAS §
COUNTY OF WHARTON §

THIS INSTRUMENT was acknowledged before me on the 1st day of December, A.D. 2021 by COLLEEN MANSKE.

Mary Jo Beery
NOTARY PUBLIC, STATE OF TEXAS

