

FILED
AT 3:27 O'CLOCK P M

JAN 13 2025

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
by MO

00000010329787

1040 FM 2108
DIBOLL, TX 75941

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: February 04, 2025

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

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901; & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED 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 August 20, 2008 and recorded in Document INSTRUMENT NO. 2008-00247313 real property records of ANGELINA County, Texas, with CHARLES CORTINES JR AND BROOKE CORTINES, HUSBAND AND WIFE, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES CORTINES JR AND BROOKE CORTINES, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$81,326.00, 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 BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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 Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/13/2025 I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.



Declarant's Name: Yasmir Diaz
Date: 1/13/2025

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, WITHIN THE JOSE MARIA SOTO SURVEY, ABSTRACT NO. 44 AND THE VICENTE PADILLA SURVEY, ABSTRACT NO. 35, BEING OUT OF AND A PART OF THAT CERTAIN 1.57 ACRE TRACT WHICH WAS CONVEYED FROM MRS. I.D. FAIRCHILD TO GEORGE W. BELL BY DEED DATED MAY 18, 1962 AND RECORDED IN VOLUME 267, ON PAGE 189 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN TRACT (40 FEET BY 859.7 FEET, ABANDONED ROAD) WHICH WAS CONVEYED, WITHOUT ACREAGE RECITATION, FROM MRS. I.D. FAIRCHILD TO GEORGE W. BELL BY DEED DATED MAY 17, 1962 AND RECORDED IN VOLUME 267, ON PAGE 187 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, AND OUT OF AND A PART OF THAT CERTAIN 0.50 ACRE TRACT WHICH WAS CONVEYED FROM RONNIE FRANKENS TO BENJAMIN WESLEY TOBIAS BY DEED DATED NOVEMBER 3, 2005 AND RECORDED AS DOCUMENT NO. 00205448 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, LOCATED IN THE SOUTH BOUNDARY LINE OF THE ABOVE REFERRED TO ABANDONED ROAD, COMMON WITH THE NORTH BOUNDARY LINE OF THE CERTAIN 208.9 ACRE TRACT WHICH WAS CONVEYED FROM T.N. CONNER TO ANGELINA COUNTY, BY DEED DATED JANUARY 28, 1942 AND RECORDED IN VOLUME 100, ON ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A 1/2" IRON ROD FOUND, THE SOUTHEAST CORNER OF THAT CERTAIN 0.502 ACRE TRACT WHICH WAS CONVEYED FROM MELANIE WALLACE, ET AL, TO LEON N. BAYE, ET UX, BY DEED DATED JUNE 15, 2007 AND RECORDED IN AS DOCUMENT NO. 00231062 IN THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, BEARS S 38° 31' 06" W 2.96 FEET, A 1/2" IRON ROD FOUND, THE SOUTHWEST CORNER OF THE ABOVE REFERRED TO ABANDONED ROAD TRACT, BEARS S 69° 32' 59" W 308.24 FEET, A 1/2" IRON ROD FOUND, THE SOUTHWEST CORNER OF SAID 0.502 ACRE TRACT, BEARS S 69° 32' 04" W 162.64 FEET, AND A 1/2" IRON PIPE FOUND, THE SOUTHEAST CORNER OF THAT CERTAIN 0.598 ACRE TRACT WHICH WAS CONVEYED FROM THE FISBO STORE, LLC, TO JAMES MINGS, ET UX, BY DEED DATED JULY 22, 2004 AND RECORDED IN VOLUME 2158, ON PAGE 337 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, BEARS S 69° 35' 14" W 161.05 FEET, THIS CORNER LOCATED IN PROXIMITY TO, BUT NOT ON, THE BOUNDARY COMMON TO THE SAID SOTO AND PADILLA SURVEYS;

THENCE N 20° 29' 28" W WITH THE BOUNDARY LINE OF THE ABOVE REFERRED TO 0.50 ACRE TRACT, 117.94 FEET TO THE NORTHWEST CORNER THEREOF, AN "X" CHISELED IN CONCRETE, FOR CORNER ON THE SOUTH RIGHT OF WAY LINE OF STATE FARM TO MARKET ROAD NO, 2018, FROM WHICH A 1/2" IRON ROD FOUND, THE NORTHEAST CORNER OF SAID 0.502 ACRE TRACT, BEARS S 00° 03' 20" E 4.04 FEET AND 1/2" IRON ROD FOUND, THE NORTHWEST CORNER OF THE ABOVE REFERRED TO 1.57 ACRE TRACT, BEARS S 83° 14' 00" W 319.90 FEET;

THENCE N 83° 08' 57" E WITH SAID RIGHT OF WAY LINE, 125.35 FEET TO A 1/2" IRON PIPE SET FOR PIPE SET FOR CORNER AT BEGINNING OF CURVE IN SAME;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, IN AN EASTERLY DIRECTION, WITH A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 00° 23' 53", A RADIUS OF 1951.07 FEET, A LONG CHORD WHICH BEARS N 82° 57' 00" E 13.56 FEET, DISTANCE ALONG THE ARC OF 13.56 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT WHICH WAS CONVEYED, WITHOUT ACREAGE RECITATION, FROM ROY R. FRANKENS TO RONNIE FRANKENS BY DEED DATED OCTOBER 2, 1989 AND RECORDED IN VOLUME 776, ON PAGE 668 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" IRON PIPE SET FOR CORNER FROM WHICH A 1/2" IRON PIPE FOUND BEARS N 80° 19' 34" E 134.53 FEET AND A 3/8 IRON ROD FOUND BEARS N 80° 14' 16" E 132.90 FEET;

THENCE S 20° 29' 26" E SEVERING THE ABOVE REFERRED TO TOBIAS 0.50 ACRE TRACT, WITH THE WEST BOUNDARY LINE OF LAST NAMED FRANKENS TRACT, 85.32 FEET TO A 1/2" IRON PIPE SET FOR SOUTHWEST CORNER THEREOF, LOCATED IN THE SOUTH BOUNDARY LINE OF SAID 0.50 ACRE TRACT AND THE NORTH BOUNDARY LINE OF THE ABOVE MENTIONED 208.9 ACRE TRACT;

THENCE S 69° 32' 59" W WITH LAST NAMED BOUNDARY, 135.00 FEET TO THE PLACE OF BEGINNING CONTAINING 0.315 ACRES OF LAND, MORE OR LESS.