

(2)

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/30/2013	<b>Grantor(s)/Mortgagor(s):</b> LESA GRUMBLES AND JIMMY BRIGHTWELL WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ENVOY MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 0259 <b>Page:</b> 445-460 <b>Instrument No:</b> 034922	<b>Property County:</b> CONCHO
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 6/3/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Concho County Courthouse, 152 N. Roberts, Paint Rock, TX 76866 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Kevin Key, Jay Jacobs, Kristopher Holub, Patrick Zwiers, Amy Ortiz, Auction.com, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

**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.**

**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.**

Dated: 5/1/2025 \_\_\_\_\_

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Wells Fargo Bank, N.A.

Dated: 5/8/25 \_\_\_\_\_

Printed Name: \_\_\_\_\_

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-25-109569-POS  
Loan Type: USDA Farm Loan

**FILED**  
The 24<sup>th</sup> Day of May, 2025 at 2:30 O'clock A M  
Aubrey Hall  
Clerk, Concho Co. TX  
By:

TX-25-109569-POS

## EXHIBIT A

Being the South 60.00 feet of Lot No. 2, Block No. 1, Coggin and Stone Addition, to the City of Eden, Concho County, Texas according to the map or plat of said Addition of record in the Office of the County Clerk of Concho County, Texas and being more particularly described by metes and bounds as follows:

**Beginning** at a nail set for the Southeast corner of this tract, said Lot No. 2 and being in the West line of Concho Street;

**Thence** with the South line of this tract and said Lot No. 2, West 235.00 feet to a ½" iron rod with cap set for the Southwest corner of this tract and said Lot No. 2;

**Thence** with the West line of this tract and said Lot No. 2, North 60.00 feet to a ½" iron rod with cap set for the Northwest corner of this tract;

**Thence** with the North line of this tract and across said Lot No. 2, East 235.00 to a 1" iron pipe found for the Northeast corner of this tract in the East line of said Lot No. 2 and West line of said Concho Street from which a ½" iron rod found for the Northeast corner of said Lot No. 2 bears North 58.3 feet;

**Thence** with the East line of this tract, said Lot No. 2 and the West line of said Concho Street, South 60.00 feet to the place of beginning.