2025039930 2 PGS POST

## NOTICE OF SUBSTITUTE TRUSTEE SALE

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| **Deed of Trust Date:** 9/7/2007 | **Grantor(s)/Mortgagor(s):** LEANN EAGLE AND HILBERT L. WISIAN AND SHERRY A. WISIAN |
| **Original Beneficiary/Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS | **Current Beneficiary/Mortgagee:** Wells Fargo Bank, N.A. |
| **Recorded in:** **Volume:** N/A **Page:** N/A **Instrument No:** 2007037336 | **Property County:** LUBBOCK |
| **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 |
| **Date of Sale:** 12/2/2025 | **Earliest Time Sale Will Begin:** 10am |
| **Place of Sale of Property:** Lubbock County Courthouse, 904 Broadway, Lubbock, TX 79401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS 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, Bobby Fletcher, Clay Golden, Israel Curtis, Angie Uselton, Charles Green, Lisa Bruno, Patrick Zwiers, Conrad Wallace, Shawn Schiller, Joshua Sanders, Matthew Hansen, Aleena Litton, Daniel Hart, Dalene VanDerMyden, Auction.com LLC, Terry Browder, Laura Browder or Jamie Osborne, 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: 10/3/2025

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

Dated: 10/8/25

Printed Name: Terry Browder

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

**MH File Number:** TX-23-99390-POS
**Loan Type:** FHA

TX-23-99390-POS

# EXHIBIT "A"

A tract of land out of the Southwest Quarter (SW/4) of Section Four (4), Block A, Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a point which bears North, a distance of 50.00 feet from the Northeast corner of Lot One (1), Block One (1), Ellis Addition to the City of Lubbock, Lubbock County, Texas;

THENCE North a distance of 150.00 feet;

THENCE West, a distance of 115.00 feet;

THENCE South, a distance of 150,00 feet;

THENCE East, a distance of 115.00 feet to the Place of Beginning

**FILED AND RECORDED**

**OFFICIAL PUBLIC RECORDS**

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/09/2025 12:27 PM
FEE: $2.00
2025039930