

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/21/2005	Grantor(s)/Mortgagor(s): DAMON LANCE BOREL AND SHAUNALEE M. BOREL, HUSBAND AND WIFE AND ROGER RICHARD ANDERSON AND LINDIE CAROL ANDERSON, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PLAINSCAPITAL MCAFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 0233 Page: 165 Instrument No: 052390	Property County: SABINE
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: 1pm
Place of Sale of Property: Sabine County Courthouse, 201 Main Street, Hemphill, TX 75948 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, Sheryl LaMont, Kevin Key, Jay Jacobs, Christine Wheelless, Phillip Hawkins, Sharon St. Pierre, Kathleen Adkins, Evan Press, Michael Kolak, Auction.com LLC, 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: 9/16/2025



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

Dated: September 18, 2025

Sheryl LaMont

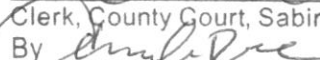
Printed Name:



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

FILED FOR RECORD
AT 1:00 O'CLOCK P M

SEP 18 2025


Clerk, County Court, Sabine County
By  DEPUTY

MH File Number: TX-23-99393-POS
Loan Type: FHA

Tejas Trustee Services

EXHIBIT A

Being a description to 1.145 acres of land in the A. W. Caulfield Survey, A-3, Sabine County, Texas and being all of a 1.15 acre tract described in a deed from Roger W. Chalfant to Glen E. Hebert dated January 1, 1999 and recorded in Volume 125, Page 749 of the Official Public Records of Sabine County, Texas. Being also out of an investment dated December 31, 1969 and being recorded in Volume 139 Page 694-703 of said Deed Records of Sabine County, Texas and is further described by metes and bounds as follows to-wit:

BEGINNING: at a 1/2" iron rod found for a west boundary line angle corner of this tract and an east boundary line angle corner of Lance B. Goins 1.67 acre tract recorded in Volume 28 Page 91 of the Official Public Records of Sabine County, Texas

THENCE: N 06°47'32" W 254.18' to a point in the centerline of a 50' wide road for the northwest corner of this tract and the northeast corner of said 1.67 acre tract and the southeast corner of Allen Louviere's 1.12 acre tract recorded in Volume 284 Page 211 of the Deed Records of Sabine County, Texas and the southwest corner of Garland Bryan's 1.24 acre tract recorded in Volume 283 Page 490 of said Deed Records from which a 1/2" iron rod found on the south side of said county road bears S 06°47'32" E 25.27'

THENCE: N 83°26'14" E 149.93' to a point for corner in said county road for the northeast corner of this tract and the northwest corner of Donald A. Motkowicz's 1.27 acre tract recorded in Volume 232 Page 451 of said Deed Records and the southeast corner of Margie and Ronnie Smith's 1.30 acre tract recorded in Volume 112 Page 430 of said Official Public Records of said county from which a 5/8" iron rod bears S 06°40'08" E 24.60'

THENCE: S 06°40'38" E 343.04' to a 5/8" iron rod found in the take line of Toledo Bend Reservoir for the southeast corner of this tract and the southwest corner of said 1.27 acre tract.

THENCE: S 68°41'59" W 83.50' to a 1" iron pipe found in said take line for the most southwest corner of this tract and the most southeast corner of said 1.67 acre tract

THENCE: N 38°35'00" W 129.86' (source of bearing) to the point of beginning containing 1.145 acre of land.