

POSTED
Date: 10-9-2025
Time: 9:23 AM
Sharla Keith, County Clerk
Nolan County, Texas
By nv Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/4/2007	Grantor(s)/Mortgagor(s): CALVIN D BOYD II, A SINGLE PERSON
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2007-WFHE2, Asset-Backed Pass-Through Certificates, Series 2007-WFHE2
Recorded in: Volume: OR 830 Page: 109 Instrument No: 00038243	Property County: NOLAN
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: 11/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Nolan County Courthouse, 100 East 3rd Street, Sweetwater, TX 79556 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, Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Auction.com LLC, 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.

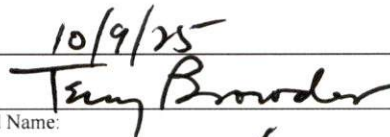
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 10/7/2025



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

Dated: 10/9/25



Printed Name: _____

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

MH File Number: TX-25-108723-POS
Loan Type: Conventional Residential

TX-25-108723-POS

EXHIBIT "A"

Lot 7, Save and Except the West 10'. Block 6 of the Replat of Block 6 of the Monticello Addition (Nolan County Plat Records Slide 222A), to the City of Sweetwater, Nolan County, Texas. Described further by metes and bounds as follows:

BEGINNING at a found 1/2" iron pin for the SE Corner of Lot 7;

THENCE N 61°06'20" W 47.46' to a found 1/2" iron pin in the South Line of Lot 7;

THENCE N 12°31'21" W 135.96' to a found 1/2" iron pin in the South Right of Way of Silas Street;

THENCE 114.11' along the South Right of Way of Silas Street and the North Line of Lot 7 on a Curve to the Right with a Delta of 43°35'06", a Radius of 150.00' and with a Chord that Bears S 55°37'54" E 111.37' to a found 1/2" iron pin;

THENCE 8.54' along the South Right of Way of Silas Street and the North line of Lot 7 on a Curve to the Left with a Delta of 3°03'33", a Radius of 160.00' and with a Chord that Bears S 35°35'24" E 8.54' to a found 1/2" iron pin in the West Right of Way of Monticello Street for the NE Corner of Lot 7;

THENCE S 16°46'18" W 89.66' along the West Right of Way of Monticello Street to the Point of Beginning.