

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/2/2010	Grantor(s)/Mortgagor(s): GREGORY J SCOTT AND JOLYNNE MELTON-SCOTT, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MONCOR, INC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 1524 Page: 1378 Instrument No: 10-04481	Property County: LLANO
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: 7/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: The south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioners Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or any other area which has been designated by the Llano County Commissioners Court as the area for foreclosures to take place. 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, Martha Rossington, T. Reynolds Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Auction.com, Martha Rossington or T. Reynolds Rossington, 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.

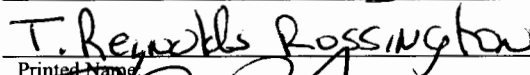
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 5/6/2025



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

Dated: 5-8-2025




Printed Name

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

**FORECLOSURE
FILED FOR POSTING**


COUNTY CLERK, LLANO COUNTY, TEXAS

BY  DEPUTY

DATE 5/8/2025

TIME 10:55am

MH File Number: TX-25-109659-POS
Loan Type: Conventional Residential

EXHIBIT A

(Paste Legal Description Here)

BEING Unit No. 119, Building D, Unit Type X, Timber Ridge Condominium, located in the City of Horseshoe Bay, Llano County, Texas, of record in Volume 1, Page 364, of the Condominium Records of Llano County, Texas, Along with the percentage interest in the Common Elements and the voting rights allocated to such unit, as set out in the Enabling Declaration, recorded in Volume 1, Page 364, Condominium Records of Llano County, Texas, to which Enabling Declaration with its written parts thereon and its record thereof, reference is here made for full description and all pertinent purposes.