

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/24/2008

**Grantor(s)/Mortgagor(s):**  
PHILLIP E. BECKER AND SPOUSE, JESSICA RENEE  
BECKER

**Original Beneficiary/Mortgagee:**  
WACHOVIA MORTGAGE, FSB

**Current Beneficiary/Mortgagee:**  
WELLS FARGO BANK, N.A.

**Recorded in:**  
**Volume:** OR 1078  
**Page:** 91  
**Instrument No:** 39818

**Property County:**  
CHAMBERS

**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

**Legal Description:** LOT TWENTY-FOUR (24), IN BLOCK ONE (1), OF DERRICK AVENUE AND WALKER ROAD OF  
THE REPLAT OF SPINDLETOP MANOR, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE  
MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 74, OF THE PLAT RECORDS OF CHAMBERS  
COUNTY, TEXAS.

**Date of Sale:** 5/2/2023

**Earliest Time Sale Will Begin:** 10:00:00 AM

**Place of Sale of Property:** 404 Washington Ave., Anahuac, Chambers, TX, 77514 OR IN THE AREA DESIGNATED BY THE  
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

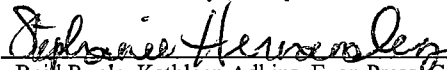
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

**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.**



Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum,  
Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian,  
Matthew Hansen, Jami Hutton, Aleena Litton, Alexis Banks,  
Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman,  
Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn  
Ciccio  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 2/23/2023 10:15:52 AM**  
**Doc Number: 2023-3177**  
**Number of Pages: 1**  
**Amount: 10.00**  
**Order#: 20230223000017**  
**By: TW**



**MH File Number:** TX-23-96605-POS  
**Loan Type:** FHA

**Heather H. Hawthorne, County Clerk**

**Recorded:** 

