

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/9/2010	<b>Grantor(s)/Mortgagor(s):</b> DAVID RICHARD WELCH, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> Wells Fargo Bank, N.A.
<b>Recorded in:</b> <b>Volume:</b> 357 <b>Page:</b> 74 <b>Instrument No:</b> 2643	<b>Property County:</b> COMANCHE
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 11/4/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> THE WEST DOOR AT 204 EAST OAK ST, COMANCHE, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key, 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.

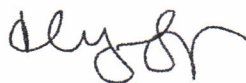
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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: 9/23/2025



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

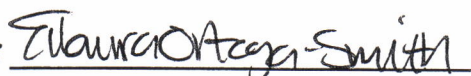
Dated: 9/25/2025

Kevin Key

Printed Name:

/ss/ Kevin Key

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

Posted By: 

**FILED**  
**AT 9:00 O'CLOCK A M**

**MH File Number:** TX-25-108020-POS  
**Loan Type:** VA

SEP 25 2025

  
Clerk, County Court Comanche Co., Texas

EXHIBIT "A"

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A tract of land situated in the John Dooling Survey, Abstract No. 236 and the Samuel J. Bowers Survey, Abstract No. 45, Comanche County, Texas, being that same tract of land described in the deed to Eddie Ray Lippe and Tonya Alane Lippe, recorded in Volume 839, Page 309, Deed Records, Comanche County, Texas, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar rod set with a cap stamped RPLS 1983 in the southwest line of County Road No. 436 for the east corner of the Lippe Tract, same being the north corner of a tract of land described in the deed to Jimmy Covey and Helen Blue Covey, recorded in Volume 675, Page 430, Deed Records, Comanche County, Texas;

**THENCE** S 23° 28' 52" W., along a common line between the Lippe Tract and the Covey Tract, at 540.74 feet passing the west corner of the Covey Tract, same being the north corner of a tract of land described in the deed to Billy D. Hamilton and wife, Marcia A. Hamilton, recorded in Volume 641, Page 60, Deed Records, Comanche County, Texas, continuing along a common line between the Lippe Tract and the Hamilton Tract, in all, 1343.18 feet to a 3/8" rebar rod found for the south corner of the Lippe Tract, same being the west corner of the Hamilton tract and in the northeast line of a tract of land described in the deed to Thurman Wayne Pidgeon and wife, Victory P. Curry-Pidgeon, recorded in Volume 859, Page 128, Deed Records, Comanche County, Texas;

**THENCE** N 71° 36' 33" W., 394.67 feet along a common line between the Lippe Tract and the Pidgeon Tract to a 3/8" rebar rod found (control monument) for the west corner of the Lippe Tract, same being the south corner of a tract of land described in the Contract of Sale and Purchase to John Edward Ward and Opal R. Ward, recorded in Volume 899, Page 69, Deed Records, Comanche County, Texas;

**THENCE** N. 23° 41' 56" E. (base bearing per GPS Observation, WGS 84), 805.85 feet along a common line between the Lippe Tract and the Ward Tract to a 3/8" rebar rod found (control monument) for the east corner of the Ward Tract, same being the south corner of a tract of land described in the deed to Ruby Bumgardner, recorded in Volume 903, Page 137, Deed Records, Comanche County, Texas;

**THENCE** N. 28° 39' 24" E., 546.00 feet along a common line between the Lippe Tract and the Bumgardner Tract to a 1/2" rebar rod set with a cap stamped RPLS 1983 in the southwest line of County Road No. 437 for the north corner of the Lippe Tract, same being the east corner of the Bumgardner Tract;

**THENCE** S 71° 18' 47" E., 342.00 feet along the southwest line of County Road No. 436 to the point of beginning and containing 11.76 acres, which approximately 4.54 acres of said land is situated in the John Dooling Survey and 7.22 acres of said land is situated in the Samuel J. Bowers Survey.