

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

1. Date, Time, and Place of Sale.

Date: 02/06/2024

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Yoakum County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/26/2015 and recorded in the real property records of Yoakum County, TX and is recorded under Clerk's File/Instrument Number 2015-5294, with Sergio M. Arteaga and Maria A .Flores (grantor(s)) and MERS, Inc., as nominee for Primary Residential Mortgage, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Sergio M. Arteaga and Maria A. Flores , securing the payment of the indebtedness in the original amount of \$125,533.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. Lot 5 in Block 1 of The Shell No 3 Addition to the Original Town of Denver City, Yoakum County, Texas, according to the Plat recorded in Volume 159, Page 605, Deed Records, Yoakum County, Texas.

FILED 11/13 2023 AT 8 O'CLOCK A -M.
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX
BY Crystal Vargas DEPUTY



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.a.
3476 Stateview Blvd.
Fort Mill, SC 29715

Ronald Byrd

SUBSTITUTE TRUSTEE

Ronald Byrd OR AUCTION.COM OR Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Ericka Zepeda, Lisa Bruno OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF Texas
COUNTY OF Parmer

Before me, the undersigned authority, on this day personally appeared Ronald Byrd, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November, 2023.



Michelle Agee
NOTARY PUBLIC in and for

Parmer COUNTY
My commission expires: 7-15-2024
Print Name of Notary:
Michelle Agee

CERTIFICATE OF POSTING

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-13-2023 I filed at the office of the Yoakum County Clerk and caused to be posted at the Yoakum County courthouse this notice of sale.

Ronald Byrd
Declarants Name: Ronald Byrd
Date: 11-13-23