

This 15<sup>th</sup> Posted  
day of Oct, 2024  
at 10:55 am

405 WESTHAVEN DRIVE  
HEREFORD, TX 79045

0000010271690

### 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: January 07, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE SOUTH SECOND FLOOR ENTRANCE (BALCONY AREA) OF THE DEAF SMITH COURTHOUSE  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 08, 2015 and recorded in Document INSTRUMENT NO. 15-0735; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 22-1580 real property records of DEAF SMITH County, Texas, with JOSHUA A BUENTELLO, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA A BUENTELLO, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$126,663.00, 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.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, 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 BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



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**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.**


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, CHARLES GREEN, AUCTION.COM, DAVID CARRILLO, JOSE A. BAZALDUA, OR ANTONIO BAZALDUA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is Jose A. Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-15-2024 I filed at the office of the DEAF SMITH County Clerk and caused to be posted at the DEAF SMITH County courthouse this notice of sale.



Declarants Name: Jose A. Bazaldua

Date: 10-15-2024

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DEAF SMITH

**EXHIBIT "A"**

THE WEST 90 FEET OF LOT 18, BLOCK 5, WESTHAVEN ADDITION TO THE TOWN OF HEREFORD, DEAF SMITH COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF OF RECORD IN VOLUME 192, PAGE 62, DEED RECORDS OF DEAF SMITH COUNTY, TEXAS.